

Single Family Residence **RESIDENTIAL**

7712 ROSESTONE LN

ROSEVILLE, CA 95747

\$745,855 TopHap Estimate · \$367 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,032 ft²
LIVING AREA

0.17 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$746K

\$715K low

\$777K high

Last Sale

\$540,000 · Dec 19, 2019

Est. Owner Equity

\$325,855

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,063 (2025)
Assessed Value	\$604,048
Previous Assessed	\$592,205

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2024	Financing	Intrafamily Transfer			
Sep 12, 2023	Financing	Intrafamily Transfer			
Jun 4, 2020	Quitclaim	Quit Claim Transfer			
Jun 4, 2020	Quitclaim	Quit Claim Transfer			
Dec 13, 2019	Resale	Grant Deed	\$540,000	\$266	\$420K
Apr 3, 2015	Resale	Grant Deed	\$435,000	\$214	\$370K
Nov 26, 2003	Quitclaim	Quit Claim Transfer			
Jun 17, 2003	Resale	Grant Deed	\$345,000	\$170	\$275K
Jun 17, 2003	Quitclaim	Quit Claim Transfer			
Dec 9, 2002	Quitclaim	Quit Claim Transfer			
Nov 13, 2002	Quitclaim	Quit Claim Transfer			\$15K

Jun 26, 2001	Quitclaim	Quit Claim Transfer			
Oct 23, 2000	Quitclaim	Quit Claim Transfer			
Jul 6, 1999	Quitclaim	Quit Claim Transfer			
Apr 17, 1998	Resale	Grant Deed	\$258,000	\$127	\$29K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.9 mi
Cooley Middle School	Middle	6–8	1.0 mi
Woodcreek High School	High	9–12	2.1 mi

District: Roseville City Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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