

Single Family Residence **RESIDENTIAL**

# 7716 BELLE ROSE CIR

ROSEVILLE, CA 95678

**\$883,548** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**3,509 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**3**  
PARKING

## VALUATION

**\$884K**

\$859K low

\$908K high

Last Sale

**\$889,000 · Jul 19, 2022**

Est. Owner Equity

**\$236,348**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,340 (2025) |
| Assessed Value    | \$814,000       |
| Previous Assessed | \$884,000       |

## PROPERTY FACTS

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

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**59**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 21, 2022 | Resale    | Grant Deed          | \$889,000 | \$253              | \$647K |
| Mar 19, 2009 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 25, 2007 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 30, 2003 | Resale    | Grant Deed          | \$469,000 | \$134              | \$375K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Thomas Jefferson Elementary School | Elementary | KG–5   | 0.7 mi   |
| Buljan Middle School               | Middle     | 6–8    | 1.4 mi   |
| Roseville High School              | High       | 9–12   | 2.6 mi   |

District: Roseville Joint Union High 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 95678

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>50,142</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|