

Single Family Residence

**RESIDENTIAL**

# 7051 COPE RIDGE WAY

ROSEVILLE, CA 95747

**\$705,533**

TopHap Estimate · \$344 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,048 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$706K**

\$647K low

\$764K high

Last Sale

**\$649,000 · Jan 25, 2024**

Est. Owner Equity

**\$235,433**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,781 (2025) |
| Assessed Value    | \$675,219      |
| Previous Assessed | \$661,980      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>61</b><br>WILDFIRE | <b>59</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------|--------|
| Jan 22, 2024 | Resale    | Grant Deed                         | \$649,000 | \$317  | \$454K |
| Jan 18, 2024 | Financing | Intrafamily Transfer               |           |        |        |
| Mar 31, 2021 | Financing | Intrafamily Transfer               |           |        |        |
| Mar 30, 2021 | Financing | Affidavit Of Death Of Joint Tenant |           |        |        |
| Aug 18, 2005 | Quitclaim | Quit Claim Transfer                |           |        |        |
| Dec 13, 2002 | Resale    | Grant Deed                         | \$345,000 | \$168  | \$110K |
| Feb 18, 1999 | Resale    | Grant Deed                         | \$269,000 | \$131  | \$211K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Blue Oaks Elementary School | Elementary | KG–5   | 0.4 mi   |
| Cooley Middle School        | Middle     | 6–8    | 0.6 mi   |

|                       |      |      |        |
|-----------------------|------|------|--------|
| Woodcreek High School | High | 9–12 | 1.8 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>47</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>80,171</div> <div>POPULATION</div> | <div>\$128K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|