

Single Family Residence **RESIDENTIAL**

# 7059 COPE RIDGE WAY

ROSEVILLE, CA 95747

**\$635,000** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,817 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$635K**

\$529K low

\$741K high

Last Sale

**\$635,000 · Jul 7, 2026**

Est. Owner Equity

**\$0**

Loan-to-Value

**147%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,116 (2025) |
| Assessed Value    | \$114,108      |
| Previous Assessed | \$111,871      |

## PROPERTY FACTS

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

## CLIMATE RISK

**1**  
FLOOD

**62**  
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 25, 2026 | Resale            | Grant Deed         | \$635,000 | \$349              | \$953K |
| Jul 8, 2021  | Resale            | Grant Deed         | \$595,500 | \$328              |        |
| Apr 24, 2015 | Recorded document | Affidavit Of Death |           |                    |        |
| Aug 28, 2001 | Resale            | Grant Deed         | \$337,000 | \$185              |        |
| Oct 28, 1998 | Resale            | Grant Deed         | \$240,000 | \$132              | \$189K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</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> |
|-----------|-----------------------|