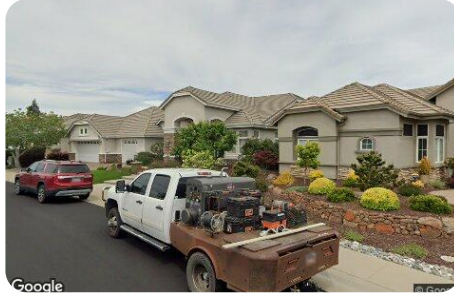


Single Family Residence **RESIDENTIAL**

308 COPE RIDGE CT

ROSEVILLE, CA 95747

\$837,921 TopHap Estimate · \$346 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,422 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$838K

\$783K low

\$893K high

Last Sale

\$720,000 · Jan 8, 2019

Est. Owner Equity

\$837,921

TAX & ASSESSMENT

Property Tax	\$8,318 (2025)
Assessed Value	\$827,424
Previous Assessed	\$811,201

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

68
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 31, 2018	Resale	Grant Deed	\$720,000	\$297	
Aug 4, 2016	Resale	Grant Deed	\$570,000	\$235	\$456K
Aug 11, 2015	Quitclaim	Quit Claim Transfer			
Mar 10, 2006	Quitclaim	Quit Claim Transfer			
Mar 9, 1999	Resale	Grant Deed	\$408,500	\$169	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Oaks Elementary School	Elementary	KG–5	0.4 mi
Cooley Middle School	Middle	6–8	0.5 mi
Woodcreek High School	High	9–12	1.9 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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