

Single Family Residence **RESIDENTIAL**

# 7050 COPE RIDGE WAY

ROSEVILLE, CA 95747

**\$838,038** TopHap Estimate · \$355 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,362 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$838K**

\$801K low

\$875K high

Last Sale

**\$364,500 · Mar 25, 1999**

Est. Owner Equity

**\$638,038**

Loan-to-Value

**22%**

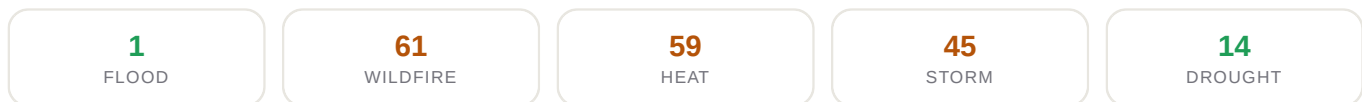
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,759 (2025) |
| Assessed Value    | \$573,931      |
| Previous Assessed | \$562,678      |

## 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



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 2, 1999  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 25, 1999 | Resale    | Grant Deed          | \$364,500 | \$154              | \$240K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Blue Oaks Elementary School | Elementary | KG–5   | 0.3 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> |
|-----------|-----------------------|