

Single Family Residence **RESIDENTIAL**

7090 COPE RIDGE WAY

ROSEVILLE, CA 95747

\$665,203 TopHap Estimate · \$397 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.12 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$665K

\$625K low

\$705K high

Last Sale

\$472,500 · Jan 12, 2017

Est. Owner Equity

\$306,203

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,683 (2025)
Assessed Value	\$559,338
Previous Assessed	\$548,371

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	63 WILDFIRE	59 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2026	Financing	Correction Deed			
Apr 23, 2024	Financing	Intrafamily Transfer			
Sep 2, 2020	Quitclaim	Quit Claim Transfer			
Dec 27, 2016	Quitclaim	Quit Claim Transfer			
Jan 9, 2017	Resale	Grant Deed	\$472,500	\$282	\$378K
Jan 21, 2013	Quitclaim	Quit Claim Transfer			
Sep 19, 2012	Quitclaim	Quit Claim Transfer			
Jul 10, 2012	Quitclaim	Quit Claim Transfer			
Feb 19, 1999	Resale	Grant Deed	\$257,000	\$153	\$125K

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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