

Single Family Residence **RESIDENTIAL**

1785 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$401,352 TopHap Estimate · \$216 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,858 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$401K

\$381K low

\$421K high

Last Sale

\$455,000 · Jul 19, 2019

Est. Owner Equity

\$32,352

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,286 (2025)
Assessed Value	\$507,555
Previous Assessed	\$497,603

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	44 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2019	Resale	Grant Deed	\$455,000	\$245	\$364K
May 20, 2013	Quitclaim	Quit Claim Transfer	\$311,000	\$167	
Feb 28, 2013	Recorded document	Grant Deed			
Mar 12, 2008	Resale	Grant Deed	\$328,000	\$177	
Feb 12, 2008	Resale	Grant Deed	\$328,000	\$177	
Oct 23, 2007	Non-arms-length	Trustees Deed	\$275,500	\$148	
Jul 26, 2002	Resale	Grant Deed	\$256,500	\$138	\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.5 mi
Woodcreek High School	High	9–12	0.7 mi

Silverado Middle School	Middle	6–8	0.9 mi
-------------------------	--------	-----	--------

District: Roseville Joint Union High 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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