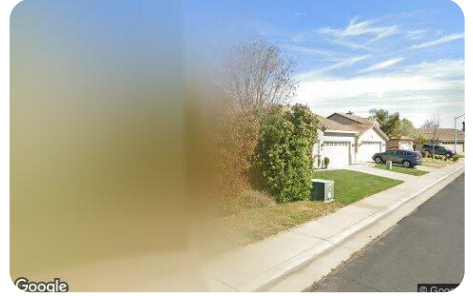


Single Family Residence **RESIDENTIAL**

1649 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$669,949 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$670K

\$637K low

\$703K high

Last Sale

\$305,000 · Mar 16, 2010

Est. Owner Equity

\$398,349

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,787 (2025)
Assessed Value	\$459,306
Previous Assessed	\$450,301

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

46
WILDFIRE

57
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2016	Financing	Grant Deed			\$272K
Jun 17, 2013	Quitclaim	Quit Claim Transfer			\$291K
Mar 10, 2010	Quitclaim	Quit Claim Transfer			
Mar 10, 2010	Quitclaim	Quit Claim Transfer			
Mar 10, 2010	Resale	Grant Deed	\$305,000	\$138	\$299K
Oct 19, 2009	Foreclosure sale	Trustees Deed			
Sep 23, 2004	Resale	Grant Deed	\$437,000	\$198	\$350K
Oct 2, 2002	Resale	Grant Deed	\$289,000	\$131	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.4 mi
Woodcreek High School	High	9–12	0.8 mi
Silverado Middle School	Middle	6–8	1.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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