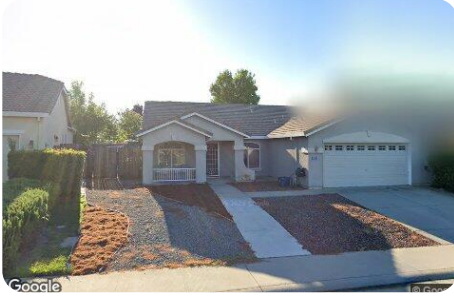


Single Family Residence **RESIDENTIAL**

1641 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$612,233 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,858 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$612K

\$590K low

\$634K high

Last Sale

\$611,000 · Apr 23, 2026

Est. Owner Equity

\$92,883

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,895 (2025)
Assessed Value	\$476,825
Previous Assessed	\$467,476

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

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
Apr 15, 2026	Resale	Grant Deed	\$611,000	\$329	\$519K
May 5, 2021	Financing	Intrafamily Transfer			\$477K
Jun 17, 2016	Resale	Grant Deed	\$377,000	\$203	\$389K
May 3, 2005	Quitclaim	Quit Claim Transfer			
Apr 28, 2005	Resale	Grant Deed	\$425,000	\$229	\$340K
Jul 24, 2003	Quitclaim	Quit Claim Transfer			\$274K
Sep 27, 2002	Resale	Grant Deed	\$300,318	\$162	\$273K
Sep 27, 2002	Quitclaim	Quit Claim Transfer			

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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