

Single Family Residence **RESIDENTIAL**

1689 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$553,611 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,733 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$554K

\$527K low

\$580K high

Last Sale

\$331,000 · Oct 1, 2013

Est. Owner Equity

\$250,111

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,318 (2025)
Assessed Value	\$413,862
Previous Assessed	\$405,748

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	47 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2013	Resale	Grant Deed	\$331,000	\$191	\$314K
May 23, 2013	Resale	Grant Deed	\$250,000	\$144	
Jan 22, 2013	Quitclaim	Quit Claim Transfer			
Nov 22, 2006	Quitclaim	Quit Claim Transfer			
Jun 23, 2005	Financing	Intrafamily Transfer			\$338K
Jun 22, 2004	Quitclaim	Quit Claim Transfer			
Jun 18, 2004	Resale	Grant Deed	\$334,000	\$193	\$170K

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
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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	Owner occupied
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