

Single Family Residence **RESIDENTIAL**

1872 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$546,823 TopHap Estimate · \$365 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,500 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$547K

\$517K low

\$576K high

Last Sale

\$251,000 · Oct 31, 2002

Est. Owner Equity

\$274,523

Loan-to-Value

50%

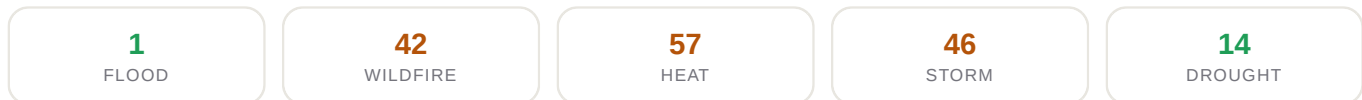
TAX & ASSESSMENT

Property Tax	\$4,794 (2025)
Assessed Value	\$370,334
Previous Assessed	\$363,073

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2002	Resale	Grant Deed	\$251,000	\$167	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.4 mi
Woodcreek High School	High	9–12	0.7 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	Owner occupied
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