

Single Family Residence **RESIDENTIAL**

1864 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$619,292 TopHap Estimate · \$333 / ft² · confidence 96 · 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

\$619K

\$593K low

\$645K high

Est. Owner Equity

\$300,449

Loan-to-Value

54%

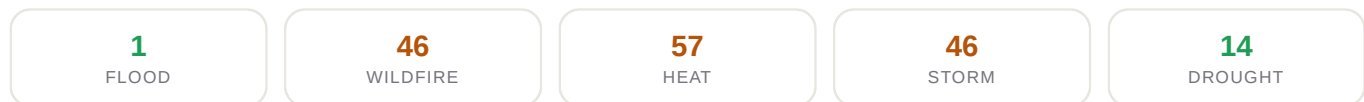
TAX & ASSESSMENT

Property Tax	\$5,515 (2025)
Assessed Value	\$440,081
Previous Assessed	\$431,453

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2020	Quitclaim	Quit Claim Transfer			
Jul 24, 2020	Financing	Intrafamily Transfer			\$319K
Apr 23, 2018	Quitclaim	Quit Claim Transfer			
Nov 6, 2014	Resale	Grant Deed	\$359,000	\$193	\$371K
Nov 23, 2009	Resale	Grant Deed	\$297,000	\$160	\$257K
May 8, 2009	Non-arms-length	Trustees Deed	\$216,755	\$117	
Jul 26, 2005	Resale	Grant Deed	\$460,000	\$248	\$368K
Jun 30, 2003	Resale	Grant Deed	\$299,500	\$161	\$240K
Dec 31, 2002	Quitclaim	Quit Claim Transfer			
Dec 31, 2002	Resale	Grant Deed	\$270,000	\$145	\$216K

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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