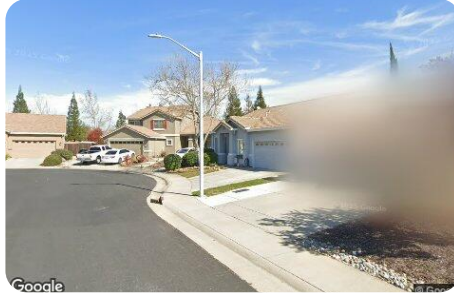


Single Family Residence **RESIDENTIAL**

1816 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$516,267 TopHap Estimate · \$344 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,500 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$516K

\$482K low

\$550K high

Last Sale

\$435,000 · Jan 13, 2020

Est. Owner Equity

\$141,267

Loan-to-Value

71%

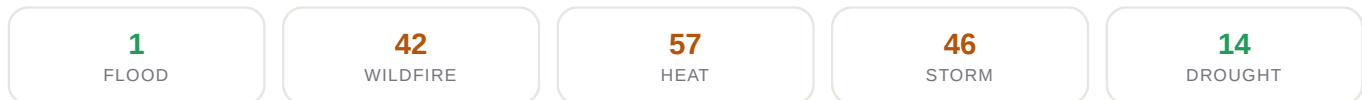
TAX & ASSESSMENT

Property Tax	\$6,056 (2025)
Assessed Value	\$485,245
Previous Assessed	\$475,731

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Jan 3, 2020	Resale	Grant Deed	\$435,000	\$290	\$375K
Sep 12, 2013	Resale	Grant Deed	\$315,000	\$210	\$315K
Mar 9, 2005	Resale	Grant Deed	\$412,500	\$275	
Oct 1, 2002	Resale	Grant Deed	\$259,500	\$173	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.5 mi
Woodcreek High School	High	9–12	0.7 mi
Silverado Middle School	Middle	6–8	0.9 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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