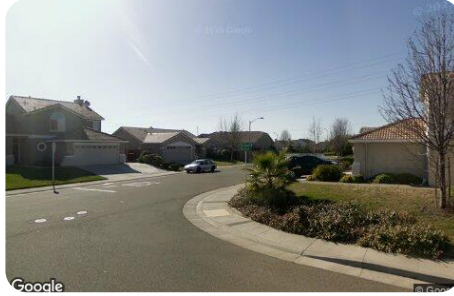


Single Family Residence **RESIDENTIAL**

1600 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$662,177 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.14 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$662K

\$629K low

\$695K high

Last Sale

\$595,000 · Sep 8, 2022

Est. Owner Equity

\$479,077

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$7,567 (2025)
Assessed Value	\$631,418
Previous Assessed	\$619,038

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	44 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2022	Resale	Grant Deed	\$595,000	\$270	\$183K
Jan 3, 2011	Financing	Intrafamily Transfer			\$226K
Dec 16, 2008	Resale	Grant Deed	\$300,000	\$136	\$231K
May 2, 2008	Non-arms-length	Trustees Deed	\$435,855	\$198	
Apr 30, 2007	Quitclaim	Quit Claim Transfer			
Apr 25, 2007	Financing	Affidavit Of Death			\$494K
Feb 10, 2005	Resale	Grant Deed	\$474,000	\$215	\$379K

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner