

Single Family Residence **RESIDENTIAL**

1856 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$688,338 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$657K low

\$720K high

Last Sale

\$685,000 · Dec 24, 2025

Est. Owner Equity

\$140,338

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,219 (2025)
Assessed Value	\$685,000
Previous Assessed	\$585,992

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	41 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
Dec 19, 2025	Resale	Grant Deed	\$685,000	\$311	\$548K
Jul 7, 2023	Financing	Intrafamily Transfer			\$105K
Sep 17, 2019	Resale	Grant Deed	\$500,000	\$227	\$377K
Sep 22, 2015	Resale	Grant Deed	\$375,000	\$170	\$368K
Dec 12, 2012	Quitclaim	Quit Claim Transfer			
Dec 13, 2012	Resale	Grant Deed	\$290,000	\$132	\$285K
Jan 9, 2010	Quitclaim	Quit Claim Transfer			
Feb 18, 2005	Resale	Grant Deed	\$456,000	\$207	\$360K
Oct 10, 2002	Resale	Grant Deed	\$301,000	\$137	\$240K

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	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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