

Single Family Residence **RESIDENTIAL**

1808 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$562,339 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,733 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$562K

\$530K low

\$594K high

Last Sale

\$394,000 · Jan 4, 2005

Est. Owner Equity

\$407,689

Loan-to-Value

27%

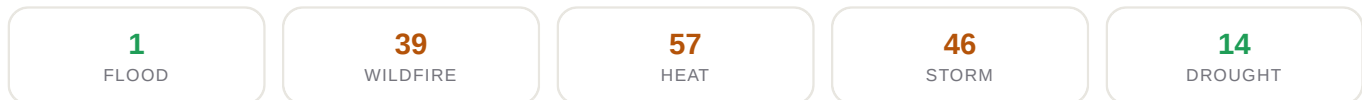
TAX & ASSESSMENT

Property Tax	\$6,830 (2025)
Assessed Value	\$560,165
Previous Assessed	\$549,183

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2021	Financing	Intrafamily Transfer			\$155K
Dec 23, 2004	Resale	Grant Deed	\$394,000	\$227	\$200K
Oct 21, 2002	Resale	Grant Deed	\$260,000	\$150	\$208K

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	Absentee owner
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