

Single Family Residence **RESIDENTIAL**

1809 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$532,671 TopHap Estimate · \$355 / ft² · confidence 95 · 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

\$533K

\$505K low

\$560K high

Est. Owner Equity

\$78,117

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,700 (2025)
Assessed Value	\$450,822
Previous Assessed	\$441,984

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

1 FLOOD	40 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
Apr 17, 2024	Financing	Intrafamily Transfer			
Nov 17, 2011	Financing	Intrafamily Transfer			\$320K
Feb 29, 2008	Resale	Grant Deed	\$337,000	\$225	\$331K
Sep 4, 2002	Resale	Grant Deed	\$243,000	\$162	\$194K

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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