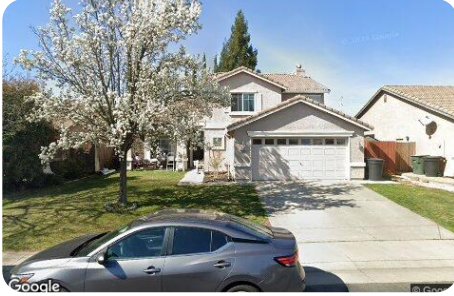


Single Family Residence **RESIDENTIAL**

1793 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$667,398 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.13 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$667K

\$650K low

\$684K high

Last Sale

\$285,000 · May 13, 2011

Est. Owner Equity

\$362,398

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,815 (2025)
Assessed Value	\$372,423
Previous Assessed	\$365,122

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	In-Ground Pool

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
May 9, 2011	Resale	Grant Deed	\$285,000	\$129	\$278K
May 29, 2009	Resale	Grant Deed	\$324,000	\$147	\$151K
Apr 7, 2009	Non-arms-length	Trustees Deed	\$293,000	\$133	
Nov 29, 2004	Non-arms-length	Grant Deed	\$475,000	\$216	\$380K
Dec 10, 2004	Quitclaim	Quit Claim Transfer			
Jul 30, 2002	Resale	Grant Deed	\$285,500	\$130	\$228K

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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