

Single Family Residence **RESIDENTIAL**

1761 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$557,158 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,733 ft²
LIVING AREA

0.15 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$557K

\$522K low

\$592K high

Last Sale

\$430,000 · Nov 28, 2018

Est. Owner Equity

\$557,158

TAX & ASSESSMENT

Property Tax	\$6,325 (2025)
Assessed Value	\$518,377
Previous Assessed	\$508,213

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

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
Nov 21, 2018	Resale	Grant Deed	\$430,000	\$248	
Aug 4, 2016	Quitclaim	Quit Claim Transfer			\$248K
May 14, 2012	Resale	Grant Deed	\$250,000	\$144	\$245K
Feb 14, 2012	Non-arms-length	Trustees Deed	\$204,000	\$118	
Oct 19, 2005	Financing	Grant Deed			\$364K
Dec 1, 2004	Quitclaim	Quit Claim Transfer			
Jun 30, 2004	Resale	Grant Deed	\$373,000	\$215	\$333K

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

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

OWNERSHIP

Occupancy

Owner occupied