

Single Family Residence **RESIDENTIAL**

1865 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$673,539 TopHap Estimate · \$306 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$674K

\$658K low

\$690K high

Last Sale

\$514,000 · May 26, 2005

Est. Owner Equity

\$149,664

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$8,305 (2025)
Assessed Value	\$659,000
Previous Assessed	\$696,000

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	No

CLIMATE RISK

1
FLOOD

51
WILDFIRE

57
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2023	Financing	Intrafamily Transfer			
Apr 23, 2020	Quitclaim	Quit Claim Transfer			\$406K
May 4, 2005	Resale	Grant Deed	\$514,000	\$233	\$411K
Oct 2, 2002	Resale	Grant Deed	\$285,500	\$130	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.4 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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