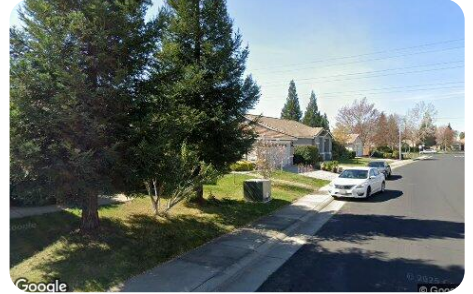


Single Family Residence **RESIDENTIAL**

1696 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$612,322 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,858 ft²
LIVING AREA

0.13 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$612K

\$587K low

\$638K high

Last Sale

\$385,000 · Jul 13, 2004

Est. Owner Equity

\$212,322

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$6,624 (2025)
Assessed Value	\$547,371
Previous Assessed	\$536,639

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	44 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
Jul 25, 2005	Quitclaim	Quit Claim Transfer			\$400K
Jul 13, 2004	Resale	Grant Deed	\$385,000	\$207	\$308K
Jun 17, 2002	Resale	Grant Deed	\$242,500	\$131	\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coyote Ridge Elementary School	Elementary	KG–5	0.4 mi
Woodcreek High School	High	9–12	0.8 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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