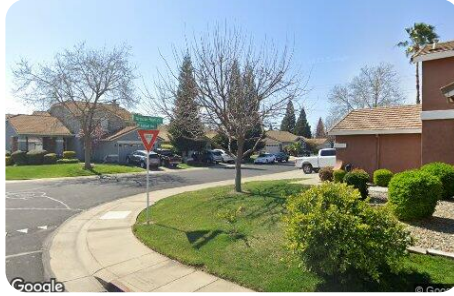


Single Family Residence **RESIDENTIAL**

1705 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$670,711 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$671K

\$643K low

\$698K high

Est. Owner Equity

\$0

Loan-to-Value

115%

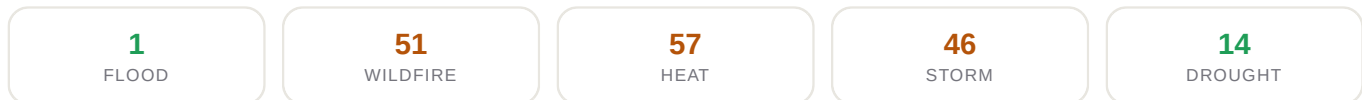
TAX & ASSESSMENT

Property Tax	\$5,172 (2025)
Assessed Value	\$406,920
Previous Assessed	\$398,942

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2018	Financing	Intrafamily Transfer			\$384K
Sep 22, 2008	Quitclaim	Quit Claim Transfer			
Sep 22, 2008	Financing	Intrafamily Transfer			\$120K

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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