

Single Family Residence **RESIDENTIAL**

1712 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$564,647 TopHap Estimate · \$326 / ft² · confidence 95 · 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

\$565K

\$534K low

\$595K high

Last Sale

\$325,000 · Mar 7, 2014

Est. Owner Equity

\$116,397

Loan-to-Value

82%

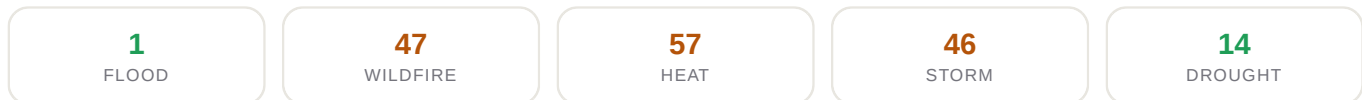
TAX & ASSESSMENT

Property Tax	\$5,233 (2025)
Assessed Value	\$412,857
Previous Assessed	\$404,762

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
Jun 14, 2018	Quitclaim	Quit Claim Transfer			\$368K
Mar 5, 2014	Quitclaim	Quit Claim Transfer			
Feb 28, 2014	Resale	Grant Deed	\$325,000	\$188	\$276K
Jul 19, 2002	Resale	Grant Deed	\$238,500	\$138	\$235K

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	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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