

Single Family Residence **RESIDENTIAL**

1736 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$651,857 TopHap Estimate · \$296 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$652K

\$631K low

\$673K high

Last Sale

\$535,000 · May 6, 2019

Est. Owner Equity

\$229,857

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$7,259 (2025)
Assessed Value	\$608,732
Previous Assessed	\$596,797

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	39 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
Apr 30, 2019	Resale	Grant Deed	\$535,000	\$243	\$428K
Nov 2, 2017	Quitclaim	Quit Claim Transfer			\$316K
Oct 28, 2005	Resale	Grant Deed	\$505,000	\$229	\$404K
Oct 30, 2002	Resale	Grant Deed	\$271,500	\$123	\$188K
Jul 18, 2002	Resale	Grant Deed	\$298,000	\$135	\$238K

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

OWNERSHIP

Occupancy	Owner occupied
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