

Single Family Residence **RESIDENTIAL**

1752 GROUSE RUN CIR

ROSEVILLE, CA 95747

\$646,640 TopHap Estimate · \$294 / ft² · confidence 96 · 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

\$647K

\$623K low

\$670K high

Last Sale

\$480,000 · Jul 19, 2018

Est. Owner Equity

\$202,640

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax

\$6,686 (2025)

Assessed Value

\$546,153

Previous Assessed

\$535,445

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	No

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
Jul 9, 2018	Resale	Grant Deed	\$480,000	\$218	\$432K
Jul 13, 2018	Quitclaim	Quit Claim Transfer			
May 3, 2018	Quitclaim	Quit Claim Transfer			
Jan 5, 2012	Resale	Grant Deed	\$285,000	\$129	
Nov 21, 2011	Quitclaim	Quit Claim Transfer			
Oct 19, 2011	Non-arms-length	Trustees Deed	\$239,500	\$109	
Aug 22, 2006	Quitclaim	Quit Claim Transfer			
Aug 10, 2006	Resale	Grant Deed	\$450,000	\$204	\$360K
Apr 9, 2004	Quitclaim	Quit Claim Transfer			

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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