

Single Family Residence **RESIDENTIAL**

1725 PICO RIVERA DR

ROSEVILLE, CA 95747

\$563,993 TopHap Estimate · \$385 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,465 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

1

PARKING

VALUATION

\$564K

\$526K low

\$602K high

Last Sale

\$230,000 · Dec 12, 2011

Est. Owner Equity

\$391,493

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$4,470 (2025)
Assessed Value	\$294,656
Previous Assessed	\$288,879

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

81
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2011	Quitclaim	Quit Claim Transfer			
Dec 1, 2011	Resale	Grant Deed	\$230,000	\$157	\$173K
Dec 20, 2006	Resale	Grant Deed	\$380,000	\$259	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.6 mi
Cooley Middle School	Middle	6–8	1.2 mi
Roseville High School	High	9–12	5.2 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------