

Single Family Residence **RESIDENTIAL**

1749 PICO RIVERA DR

ROSEVILLE, CA 95747

\$693,628 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,268 ft²
LIVING AREA

0.13 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$694K

\$662K low

\$726K high

Last Sale

\$435,000 · Feb 9, 2007

Est. Owner Equity

\$91,736

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$7,497 (2025)
Assessed Value	\$594,433
Previous Assessed	\$582,778

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

81
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 15, 2018	Quitclaim	Quit Claim Transfer			
Feb 1, 2007	Resale	Grant Deed	\$435,000	\$192	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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