

Single Family Residence

RESIDENTIAL

473 SIENNA RIVER CT

ROSEVILLE, CA 95747

\$774,676 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,606 ft²

LIVING AREA

0.15 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$775K

\$723K low

\$826K high

Last Sale

\$370,000 · Aug 31, 2012

Est. Owner Equity

\$224,756

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,114 (2025)
Assessed Value	\$464,601
Previous Assessed	\$455,492

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

82
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2020	Quitclaim	Quit Claim Transfer			
Nov 3, 2020	Financing	Intrafamily Transfer			\$254K
Mar 24, 2016	Quitclaim	Quit Claim Transfer			
Aug 28, 2012	Resale	Grant Deed	\$370,000	\$142	\$296K
Mar 16, 2011	Resale	Grant Deed	\$349,000	\$134	\$340K
Feb 5, 2007	Resale	Grant Deed	\$505,000	\$194	\$432K

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	Owner occupied
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