

Single Family Residence **RESIDENTIAL**

425 SIENNA RIVER CT

ROSEVILLE, CA 95747

\$941,490 TopHap Estimate · \$307 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,071 ft²

LIVING AREA

0.22 ac

LOT SIZE

2007

YEAR BUILT

5

PARKING

VALUATION

\$941K

\$849K low

\$1M high

Last Sale

\$880,000 · Jul 10, 2023

Est. Owner Equity

\$561,490

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$10,739 (2025)
Assessed Value	\$915,552
Previous Assessed	\$897,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.22
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
Jul 6, 2023	Resale	Grant Deed	\$880,000	\$287	\$380K
Oct 15, 2019	Resale	Grant Deed	\$699,500	\$228	
Dec 31, 2015	Quitclaim	Quit Claim Transfer			
Dec 1, 2015	Resale	Grant Deed	\$579,000	\$189	\$463K
Feb 5, 2007	Resale	Grant Deed	\$575,500	\$187	\$503K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------