

Single Family Residence **RESIDENTIAL**

1734 PICO RIVERA DR

ROSEVILLE, CA 95747

\$673,499 TopHap Estimate · \$297 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,268 ft²

LIVING AREA

0.12 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$673K

\$640K low

\$707K high

Last Sale

\$290,000 · Dec 27, 2012

Est. Owner Equity

\$673,499

TAX & ASSESSMENT

Property Tax	\$5,173 (2025)
Assessed Value	\$364,243
Previous Assessed	\$357,102

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

80
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 9, 2014	Quitclaim	Quit Claim Transfer			
Dec 22, 2012	Quitclaim	Quit Claim Transfer			
Dec 27, 2012	Resale	Grant Deed	\$290,000	\$128	
Mar 16, 2007	Resale	Grant Deed	\$460,000	\$203	\$366K

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

OWNERSHIP

Occupancy	Absentee owner
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