

Single Family Residence **RESIDENTIAL**

456 SIENNA RIVER CT

ROSEVILLE, CA 95747

\$741,753 TopHap Estimate · \$285 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,606 ft²

LIVING AREA

0.12 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$742K

\$717K low

\$766K high

Last Sale

\$460,000 · Apr 16, 2007

Est. Owner Equity

\$331,753

Loan-to-Value

57%

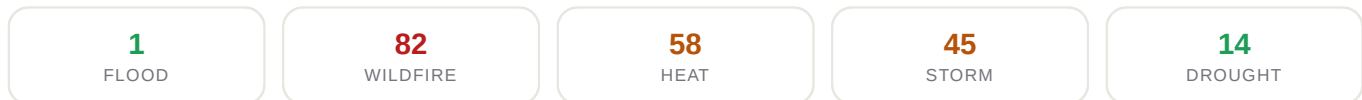
TAX & ASSESSMENT

Property Tax	\$7,984 (2025)
Assessed Value	\$649,791
Previous Assessed	\$637,051

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2007	Resale	Grant Deed	\$460,000	\$177	\$368K

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