

Single Family Residence

RESIDENTIAL

449 SIENNA RIVER CT

ROSEVILLE, CA 95747

\$880,620 TopHap Estimate · \$287 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,071 ft²

LIVING AREA

0.21 ac

LOT SIZE

2007

YEAR BUILT

3

PARKING

VALUATION

\$881K

\$831K low

\$930K high

Last Sale

\$690,000 · Jan 3, 2020

Est. Owner Equity

\$259,620

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$9,267 (2025)
Assessed Value	\$769,703
Previous Assessed	\$754,612

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

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
Dec 30, 2019	Resale	Grant Deed	\$690,000	\$225	\$621K
Feb 23, 2017	Quitclaim	Quit Claim Transfer			
Sep 27, 2016	Quitclaim	Quit Claim Transfer			
Sep 28, 2016	Resale	Grant Deed	\$505,000	\$164	
Feb 8, 2016	Non-arms-length	Trustees Deed	\$458,000	\$149	
Feb 27, 2007	Resale	Corporation Deed	\$533,545	\$174	\$426K

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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