

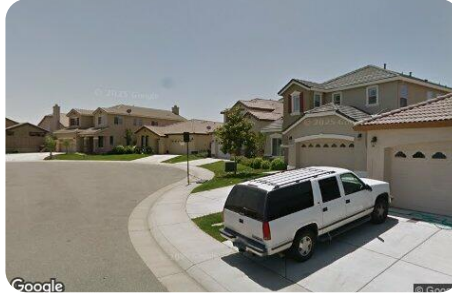
Single Family Residence

RESIDENTIAL

448 SIENNA RIVER CT

ROSEVILLE, CA 95747

\$739,656 TopHap Estimate · \$285 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,592 ft²

LIVING AREA

0.13 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$740K

\$706K low

\$774K high

Last Sale

\$420,000 · Feb 24, 2014

Est. Owner Equity

\$195,256

Loan-to-Value

75%

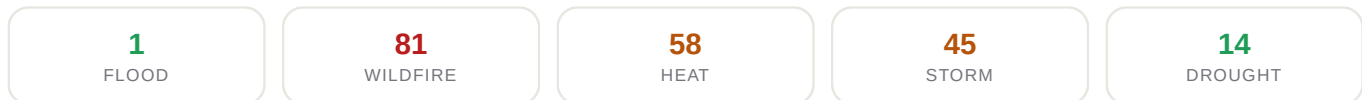
TAX & ASSESSMENT

Property Tax	\$7,104 (2025)
Assessed Value	\$562,685
Previous Assessed	\$551,653

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2016	Quitclaim	Quit Claim Transfer			\$473K
Feb 20, 2014	Resale	Grant Deed	\$420,000	\$162	\$417K
Feb 19, 2014	Quitclaim	Quit Claim Transfer			
Oct 2, 2013	Foreclosure sale	Trustees Deed	\$365,000	\$141	
May 3, 2007	Resale	Grant Deed	\$534,000	\$206	\$427K

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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