

Single Family Residence

RESIDENTIAL

1774 PICO RIVERA DR

ROSEVILLE, CA 95747

\$921,257 TopHap Estimate · \$300 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,071 ft²

LIVING AREA

0.3 ac

LOT SIZE

2007

YEAR BUILT

5

PARKING

VALUATION

\$921K

\$843K low

\$1000K high

Last Sale

\$425,000 · May 16, 2016

Est. Owner Equity

\$421,257

Loan-to-Value

54%

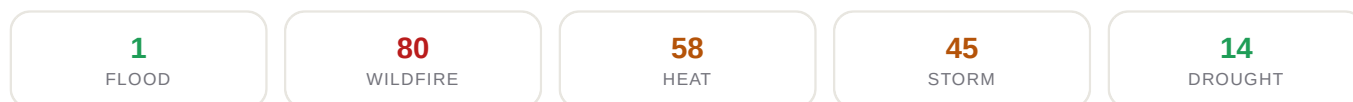
TAX & ASSESSMENT

Property Tax	\$8,642 (2025)
Assessed Value	\$707,799
Previous Assessed	\$693,922

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.30
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
May 12, 2016	Resale	Grant Deed	\$425,000	\$138	\$404K
Dec 10, 2012	Resale	Grant Deed	\$425,000	\$138	\$340K
Sep 14, 2012	Foreclosure sale	Trustees Deed	\$355,100	\$116	
Jul 6, 2007	Resale	Grant Deed	\$634,000	\$206	\$507K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.6 mi
Cooley Middle School	Middle	6–8	1.3 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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