

Single Family Residence **RESIDENTIAL**

1878 PICO RIVERA DR

ROSEVILLE, CA 95747

\$639,077 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,842 ft²

LIVING AREA

0.14 ac

LOT SIZE

2007

YEAR BUILT

1

PARKING

VALUATION

\$639K

\$615K low

\$663K high

Last Sale

\$545,000 · Jan 20, 2021

Est. Owner Equity

\$203,077

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$7,498 (2025)
Assessed Value	\$601,720
Previous Assessed	\$589,923

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

81
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 15, 2021	Resale	Grant Deed	\$545,000	\$296	\$436K
Dec 3, 2007	Resale	Grant Deed	\$350,000	\$190	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.8 mi
Cooley Middle School	Middle	6–8	1.3 mi
Roseville High School	High	9–12	5.3 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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