

Single Family Residence

RESIDENTIAL

1718 PICO RIVERA DR

ROSEVILLE, CA 95747

\$636,016 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,842 ft²

LIVING AREA

0.12 ac

LOT SIZE

2010

YEAR BUILT

1

PARKING

VALUATION

\$636K

\$603K low

\$669K high

Last Sale

\$429,000 · May 25, 2017

Est. Owner Equity

\$234,767

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$6,560 (2025)
Assessed Value	\$507,843
Previous Assessed	\$497,886

PROPERTY FACTS

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

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
Mar 31, 2023	Financing	Intrafamily Transfer			
May 10, 2017	Quitclaim	Quit Claim Transfer			
May 15, 2017	Resale	Grant Deed	\$429,000	\$233	\$408K
Mar 20, 2015	Resale	Grant Deed	\$375,000	\$204	\$300K
May 25, 2013	Quitclaim	Quit Claim Transfer			
May 25, 2013	Quitclaim	Quit Claim Transfer			\$235K
May 5, 2011	Quitclaim	Quit Claim Transfer			
Apr 28, 2011	Resale	Grant Deed	\$292,500	\$159	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.6 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	Absentee owner
-----------	----------------