

Single Family Residence **RESIDENTIAL**

1782 PICO RIVERA DR

ROSEVILLE, CA 95747

\$575,904 TopHap Estimate · \$391 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,474 ft²
LIVING AREA

0.19 ac
LOT SIZE

2007
YEAR BUILT

1
PARKING

VALUATION

\$576K

\$550K low

\$602K high

Last Sale

\$323,000 · Oct 17, 2014

Est. Owner Equity

\$389,304

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$5,420 (2025)
Assessed Value	\$395,827
Previous Assessed	\$388,067

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
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
Sep 1, 2015	Quitclaim	Quit Claim Transfer			
Oct 9, 2014	Resale	Grant Deed	\$323,000	\$219	\$210K
Nov 20, 2013	Quitclaim	Quit Claim Transfer			\$243K
Dec 20, 2007	Resale	Grant Deed	\$310,000	\$210	\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.7 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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