

Single Family Residence **RESIDENTIAL**

1822 PICO RIVERA DR

ROSEVILLE, CA 95747

\$760,164 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,592 ft²
LIVING AREA

0.14 ac
LOT SIZE

2007
YEAR BUILT

2
PARKING

VALUATION

\$760K

\$730K low

\$790K high

Last Sale

\$655,000 · Nov 23, 2021

Est. Owner Equity

\$137,914

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$8,654 (2025)
Assessed Value	\$708,990
Previous Assessed	\$695,090

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2021	Resale	Grant Deed	\$655,000	\$253	\$622K
Jul 8, 2015	Resale	Grant Deed	\$442,000	\$171	\$424K
Jun 5, 2015	Recorded document	Affidavit Of Death			
Jun 5, 2015	Quitclaim	Quit Claim Transfer			
Jul 21, 2008	Quitclaim	Quit Claim Transfer			
Jul 21, 2008	Quitclaim	Quit Claim Transfer			
Jun 30, 2008	Resale	Corporation Deed	\$386,500	\$149	\$367K

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	5.3 mi
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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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