

Single Family Residence **RESIDENTIAL**

1806 PICO RIVERA DR

ROSEVILLE, CA 95747

\$775,662 TopHap Estimate · \$299 / ft² · confidence 93 · 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

\$776K

\$724K low

\$827K high

Last Sale

\$346,000 · May 17, 2011

Est. Owner Equity

\$385,342

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,260 (2025)
Assessed Value	\$479,107
Previous Assessed	\$469,714

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	Above-Ground Pool

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
Dec 20, 2022	Financing	Intrafamily Transfer			
Apr 8, 2011	Resale	Grant Deed	\$346,000	\$133	\$277K
Jun 25, 2008	Resale	Grant Deed	\$375,000	\$145	\$362K

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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