

Single Family Residence **RESIDENTIAL**

1846 PICO RIVERA DR

ROSEVILLE, CA 95747

\$648,041 TopHap Estimate · \$352 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,842 ft²
LIVING AREA

0.14 ac
LOT SIZE

2007
YEAR BUILT

1
PARKING

VALUATION

\$648K

\$614K low

\$682K high

Last Sale

\$340,000 · Jul 18, 2008

Est. Owner Equity

\$348,041

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,932 (2025)
Assessed Value	\$446,564
Previous Assessed	\$437,809

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
Jul 10, 2008	Resale	Corporation Deed	\$340,000	\$185	\$270K

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

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	Owner occupied
-----------	-----------------------