

Single Family Residence **RESIDENTIAL**

1869 PICO RIVERA DR

ROSEVILLE, CA 95747

\$556,811 TopHap Estimate · \$378 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,474 ft²
LIVING AREA

0.1 ac
LOT SIZE

2008
YEAR BUILT

1
PARKING

VALUATION

\$557K

\$532K low

\$582K high

Last Sale

\$412,000 · Nov 13, 2018

Est. Owner Equity

\$164,811

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,187 (2025)
Assessed Value	\$471,811
Previous Assessed	\$462,560

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

82
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2021	Financing	Intrafamily Transfer			
May 26, 2021	Financing	Intrafamily Transfer			\$392K
Nov 8, 2018	Resale	Grant Deed	\$412,000	\$280	\$391K
Apr 25, 2018	Quitclaim	Quit Claim Transfer			\$372K
Dec 5, 2013	Resale	Grant Deed	\$325,000	\$220	\$336K
Oct 13, 2008	Resale	Grant Deed	\$300,000	\$204	\$285K

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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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