

Single Family Residence **RESIDENTIAL**

1861 PICO RIVERA DR

ROSEVILLE, CA 95747

\$710,219 TopHap Estimate · \$273 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,606 ft²

LIVING AREA

0.1 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$710K

\$668K low

\$752K high

Last Sale

\$469,000 · Jun 7, 2017

Est. Owner Equity

\$258,219

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$7,059 (2025)
Assessed Value	\$558,175
Previous Assessed	\$547,231

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.10
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
Jul 23, 2020	Quitclaim	Quit Claim Transfer			\$452K
Jul 23, 2020	Quitclaim	Quit Claim Transfer			
Jul 15, 2019	Quitclaim	Quit Claim Transfer			
May 25, 2017	Resale	Grant Deed	\$469,000	\$180	\$460K
Jul 23, 2008	Resale	Grant Deed	\$380,100	\$146	\$368K

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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