

Single Family Residence **RESIDENTIAL**

1879 PICO RIVERA DR

ROSEVILLE, CA 95747

\$756,618 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,606 ft²
LIVING AREA

0.13 ac
LOT SIZE

2008
YEAR BUILT

2
PARKING

VALUATION

\$757K

\$710K low

\$803K high

Last Sale

\$365,000 · Oct 31, 2008

Est. Owner Equity

\$403,118

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,264 (2025)
Assessed Value	\$479,417
Previous Assessed	\$470,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
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
Oct 14, 2008	Resale	Grant Deed	\$365,000	\$140	\$358K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Creek Elementary School	Elementary	KG–5	0.8 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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