

Single Family Residence **RESIDENTIAL**

1798 PICO RIVERA DR

ROSEVILLE, CA 95747

\$820,037 TopHap Estimate · \$267 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,071 ft²
LIVING AREA

0.14 ac
LOT SIZE

2007
YEAR BUILT

2
PARKING

VALUATION

\$820K

\$776K low

\$864K high

Est. Owner Equity

\$485,282

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$8,688 (2025)
Assessed Value	\$719,529
Previous Assessed	\$705,421

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

80
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			
Apr 30, 2013	Financing	Intrafamily Transfer			\$374K
Jul 9, 2007	Resale	Grant Deed	\$527,000	\$172	\$417K

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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