

Single Family Residence

**RESIDENTIAL**

# 1757 PICO RIVERA DR

ROSEVILLE, CA 95747

**\$558,895**

TopHap Estimate · \$381 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,465 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$559K**

**\$539K low**

**\$579K high**

Last Sale

**\$420,000 · Jun 1, 2020**

Est. Owner Equity

**\$558,895**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,226 (2025) |
| Assessed Value    | \$468,513      |
| Previous Assessed | \$459,328      |

## 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

**35**  
FLOOD

**80**  
WILDFIRE

**58**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 21, 2020 | Resale    | Grant Deed           | \$420,000 | \$287              |        |
| May 19, 2011 | Financing | Intrafamily Transfer |           |                    | \$293K |
| May 17, 2006 | Resale    | Corporation Deed     | \$420,000 | \$287              | \$310K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Diamond Creek Elementary School | Elementary | KG–5   | 0.7 mi   |
| Coolley Middle School           | Middle     | 6–8    | 1.2 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<br>CRIME INDEX | 85<br>AIR POLLUTION | 80,171<br>POPULATION | \$128K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|