

Single Family Residence

**RESIDENTIAL**

# 1766 PICO RIVERA DR

ROSEVILLE, CA 95747

**\$722,996** TopHap Estimate · \$319 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,268 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$723K**

\$697K low

\$749K high

Last Sale

**\$475,000 · Jun 9, 2006**

Est. Owner Equity

**\$451,996**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,108 (2025) |
| Assessed Value    | \$662,093      |
| Previous Assessed | \$649,112      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.15                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Apr 27, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Apr 18, 2014 | Financing | Intrafamily Transfer |           |                    | \$271K |
| May 24, 2006 | Resale    | Grant Deed           | \$475,000 | \$209              | \$283K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Diamond Creek Elementary School | Elementary | KG–5   | 0.6 mi   |
| Cooley 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|