

Single Family Residence **RESIDENTIAL**

1790 PICO RIVERA DR

ROSEVILLE, CA 95747

\$755,928 TopHap Estimate · \$292 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,592 ft²
LIVING AREA

0.14 ac
LOT SIZE

2007
YEAR BUILT

2
PARKING

VALUATION

\$756K

\$717K low

\$795K high

Est. Owner Equity

\$188,512

Loan-to-Value

77%

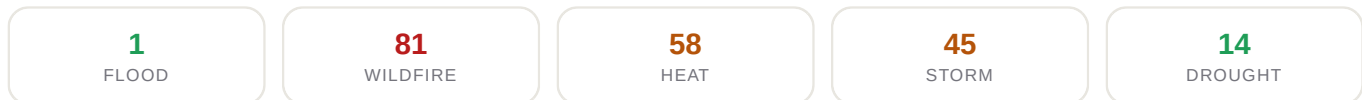
TAX & ASSESSMENT

Property Tax	\$8,784 (2025)
Assessed Value	\$729,038
Previous Assessed	\$714,744

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2007	Resale	Grant Deed	\$510,000	\$197	\$408K

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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