

Single Family Residence **RESIDENTIAL**

1726 PICO RIVERA DR

ROSEVILLE, CA 95747

\$625,428 TopHap Estimate · \$341 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,833 ft²

LIVING AREA

0.12 ac

LOT SIZE

2006

YEAR BUILT

1

PARKING

VALUATION

\$625K

\$601K low

\$650K high

Last Sale

\$485,000 · Mar 4, 2020

Est. Owner Equity

\$285,928

Loan-to-Value

54%

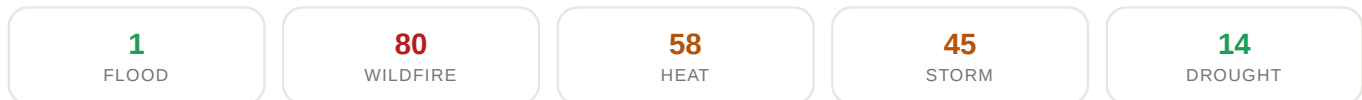
TAX & ASSESSMENT

Property Tax	\$6,958 (2025)
Assessed Value	\$541,021
Previous Assessed	\$530,414

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2020	Resale	Grant Deed	\$485,000	\$265	\$340K
Feb 19, 2014	Resale	Grant Deed	\$370,000	\$202	\$315K
Dec 14, 2012	Quitclaim	Quit Claim Transfer			\$322K
Oct 18, 2010	Quitclaim	Quit Claim Transfer			
Oct 12, 2006	Resale	Grant Deed	\$430,000	\$235	\$332K
Oct 5, 2006	Quitclaim	Quit Claim Transfer			

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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------