

Single Family Residence **RESIDENTIAL**

1741 PICO RIVERA DR

ROSEVILLE, CA 95747

\$636,033 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,833 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

1

PARKING

VALUATION

\$636K

\$609K low

\$664K high

Last Sale

\$480,000 · May 29, 2019

Est. Owner Equity

\$263,033

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$7,009 (2025)
Assessed Value	\$546,153
Previous Assessed	\$535,445

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

1 FLOOD	81 WILDFIRE	58 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2019	Resale	Grant Deed	\$480,000	\$262	\$384K
Dec 4, 2015	Resale	Grant Deed	\$390,000	\$213	\$371K
Jul 9, 2014	Resale	Grant Deed	\$305,000	\$166	\$244K
Aug 17, 2011	Resale	Grant Deed	\$265,000	\$145	\$192K
Mar 14, 2011	Foreclosure sale	Trustees Deed	\$204,500	\$112	
Aug 15, 2006	Resale	Corporation Deed	\$439,000	\$239	\$351K

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

OWNERSHIP

Occupancy	Owner occupied
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