

Single Family Residence **RESIDENTIAL**

1742 PICO RIVERA DR

ROSEVILLE, CA 95747

\$621,174 TopHap Estimate · \$339 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,833 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

1

PARKING

VALUATION

\$621K

\$590K low

\$653K high

Last Sale

\$375,000 · Apr 28, 2015

Est. Owner Equity

\$143,174

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$6,064 (2025)
Assessed Value	\$459,696
Previous Assessed	\$450,683

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

80
WILDFIRE

58
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2015	Resale	Grant Deed	\$375,000	\$205	\$368K
Jul 26, 2010	Resale	Grant Deed	\$274,000	\$149	\$270K
May 5, 2010	Non-arms-length	Trustees Deed	\$237,500	\$130	
Aug 14, 2006	Resale	Corporation Deed	\$445,500	\$243	\$356K

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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