

Single Family Residence **RESIDENTIAL**

1758 PICO RIVERA DR

ROSEVILLE, CA 95747

\$695,886 TopHap Estimate · \$307 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,268 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$696K

\$667K low

\$725K high

Last Sale

\$471,000 · Aug 17, 2006

Est. Owner Equity

\$350,886

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,052 (2025)
Assessed Value	\$656,501
Previous Assessed	\$643,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.11
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
Sep 11, 2020	Financing	Intrafamily Transfer			\$305K
Sep 11, 2020	Quitclaim	Quit Claim Transfer			
Aug 13, 2020	Quitclaim	Quit Claim Transfer			
Aug 13, 2020	Quitclaim	Quit Claim Transfer			
Aug 8, 2006	Resale	Grant Deed	\$471,000	\$208	\$377K

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
-----------	----------------