

Single Family Residence **RESIDENTIAL**

2009 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$1,205,558 TopHap Estimate · \$315 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,822 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale **\$295,909 · Apr 6, 2026**

Est. Owner Equity **\$249,558**

Loan-to-Value **79%**

TAX & ASSESSMENT

Property Tax	\$10,766 (2025)
Assessed Value	\$707,466
Previous Assessed	\$693,595

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	82 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2026	Resale	Grant Deed	\$1,205,000	\$315	\$956K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson C. Riles Middle School	Middle	7–8	2.0 mi
Rex Fortune Elementary School	Elementary	KG–6	2.3 mi
Center High School	High	9–12	2.9 mi

District: Center Joint Unified 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	Absentee owner
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