

Single Family Residence **RESIDENTIAL**

2017 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$1,150,357 TopHap Estimate · \$330 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,487 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,150,000 · May 11, 2026

Est. Owner Equity

\$367

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$10,096 (2025)
Assessed Value	\$645,543
Previous Assessed	\$632,886

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
Apr 23, 2026	Resale	Grant Deed	\$1,150,000	\$330	\$1.1M

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	Owner occupied
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