

Single Family Residence **RESIDENTIAL**

2025 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$1,020,778 TopHap Estimate · \$351 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2022

YEAR BUILT

3

PARKING

VALUATION

\$1M

\$908K low

\$1.1M high

Last Sale

\$1,020,000 · Feb 24, 2026

Est. Owner Equity

\$509,778

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$9,371 (2025)
Assessed Value	\$578,533
Previous Assessed	\$567,190

PROPERTY FACTS

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

CLIMATE RISK

60 FLOOD	82 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2026	Resale	Grant Deed	\$1,020,000	\$350	\$511K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.4 mi
Wilson C. Riles Middle School	Middle	7–8	2.0 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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