

Single Family Residence **RESIDENTIAL**

2049 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$967,304 TopHap Estimate · confidence 79 · as of Jul 14, 2026



VALUATION

\$967K

\$762K low

\$1.2M high

Last Sale

\$967,000 · May 16, 2025

Est. Owner Equity

\$145,742

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax

\$4,522 (2025)

Assessed Value

\$986,071

Previous Assessed

\$130,399

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Pool	No

CLIMATE RISK

1 FLOOD	81 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
May 7, 2025	Resale	Grant Deed	\$967,000		\$725K

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	3.0 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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