

Single Family Residence **RESIDENTIAL**

2057 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$1,071,079 TopHap Estimate · \$280 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,822 ft²
LIVING AREA

2024
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$988K low

\$1.2M high

Last Sale

\$1,046,000 · Jan 17, 2025

Est. Owner Equity

\$182,166

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,287 (2025)
Assessed Value	\$1,052,615
Previous Assessed	\$15,801

PROPERTY FACTS

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

CLIMATE RISK

61
FLOOD

82
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2025	Resale	Grant Deed	\$1,046,000	\$274	\$889K

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	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	Owner occupied
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