

Single Family Residence **RESIDENTIAL**

2081 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$948,207 TopHap Estimate · \$316 / ft² · confidence 91 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,004 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$948K

\$867K low

\$1M high

Last Sale

\$930,000 · May 20, 2024

Est. Owner Equity

\$768,217

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax

\$13,419 (2025)

Assessed Value

\$874,000

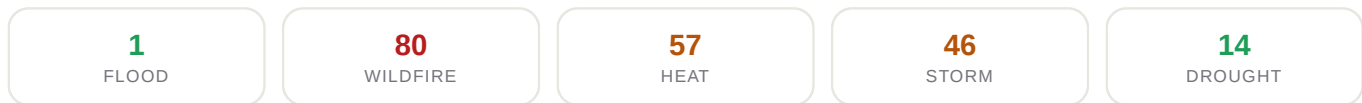
Previous Assessed

\$934,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2024	Resale	Grant Deed	\$930,000	\$310	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson C. Riles Middle School	Middle	7–8	2.0 mi
Rex Fortune Elementary School	Elementary	KG–6	2.4 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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