

Single Family Residence **RESIDENTIAL**

2089 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$902,429 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2024

YEAR BUILT

3

PARKING

VALUATION

\$902K

\$849K low

\$956K high

Last Sale

\$900,000 · Aug 5, 2024

Est. Owner Equity

\$146,429

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$12,982 (2025)
Assessed Value	\$974,489
Previous Assessed	\$899,990

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	80 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
Jul 26, 2024	Resale	Grant Deed	\$900,000	\$309	\$765K

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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