

Single Family Residence **RESIDENTIAL**

2105 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$1,025,365 TopHap Estimate · \$268 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,822 ft²
LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$927K low

\$1.1M high

Last Sale

\$1,011,000 · May 22, 2024

Est. Owner Equity

\$314,375

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$10,892 (2025)
Assessed Value	\$726,249
Previous Assessed	\$712,009

PROPERTY FACTS

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

CLIMATE RISK

54 FLOOD	81 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2024	Resale	Grant Deed	\$1,011,000	\$265	\$711K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.5 mi
Wilson C. Riles Middle School	Middle	7–8	2.1 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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