

Single Family Residence **RESIDENTIAL**

2096 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$897,659 TopHap Estimate · \$308 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2024

YEAR BUILT

3

PARKING

VALUATION

\$898K

\$822K low

\$974K high

Last Sale

\$880,000 · May 3, 2024

Est. Owner Equity

\$193,667

Loan-to-Value

79%

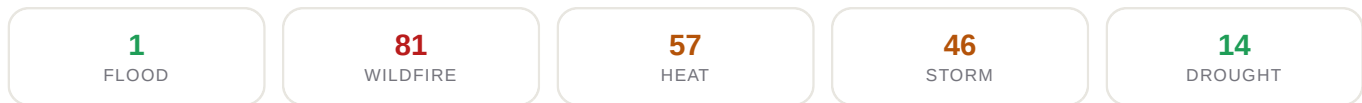
TAX & ASSESSMENT

Property Tax	\$13,017 (2025)
Assessed Value	\$915,540
Previous Assessed	\$897,589

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2024	Resale	Grant Deed	\$880,000	\$302	\$704K

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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