

Single Family Residence **RESIDENTIAL**

2088 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$1,022,685 TopHap Estimate · \$268 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,822 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$949K low

\$1.1M high

Last Sale

\$1,020,000 · Sep 6, 2024

Est. Owner Equity

\$1,022,685

TAX & ASSESSMENT

Property Tax	\$14,291 (2025)
Assessed Value	\$1,050,385
Previous Assessed	\$1,019,990

PROPERTY FACTS

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

CLIMATE RISK

15
FLOOD

80
WILDFIRE

57
HEAT

46
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2024	Resale	Grant Deed	\$1,020,000	\$267	

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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