

Single Family Residence **RESIDENTIAL**

2080 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$866,138 TopHap Estimate · \$298 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2025

YEAR BUILT

3

PARKING

VALUATION

\$866K

\$818K low

\$914K high

Last Sale

\$865,000 · Oct 17, 2025

Est. Owner Equity

\$87,734

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax

\$9,441 (2025)

Assessed Value

\$864,990

Previous Assessed

\$573,534

PROPERTY FACTS

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

CLIMATE RISK

1 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
Oct 8, 2025	Resale	Grant Deed	\$865,000	\$297	\$778K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.5 mi
Wilson C. Riles Middle School	Middle	7–8	2.0 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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