

Single Family Residence **RESIDENTIAL**

2064 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$801,268 TopHap Estimate · \$292 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,743 ft²

LIVING AREA

2025

YEAR BUILT

2

PARKING

VALUATION

\$801K

\$715K low

\$887K high

Last Sale

\$800,000 · Aug 28, 2025

Est. Owner Equity

\$201,268

Loan-to-Value

75%

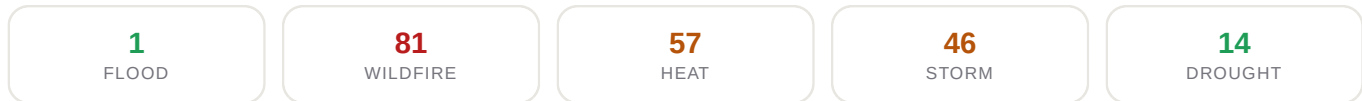
TAX & ASSESSMENT

Property Tax	\$9,136 (2025)
Assessed Value	\$786,196
Previous Assessed	\$545,859

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
Aug 19, 2025	Resale	Grant Deed	\$800,000	\$292	\$600K

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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