

Single Family Residence **RESIDENTIAL**

2056 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$901,744 TopHap Estimate · \$310 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2024

YEAR BUILT

3

PARKING

VALUATION

\$902K

\$805K low

\$998K high

Last Sale

\$900,000 · May 6, 2025

Est. Owner Equity

\$181,744

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$9,815 (2025)
Assessed Value	\$918,000
Previous Assessed	\$607,399

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	81 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2025	Financing	Intrafamily Transfer			
Apr 25, 2025	Resale	Grant Deed	\$900,000	\$309	\$720K

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	2.9 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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