

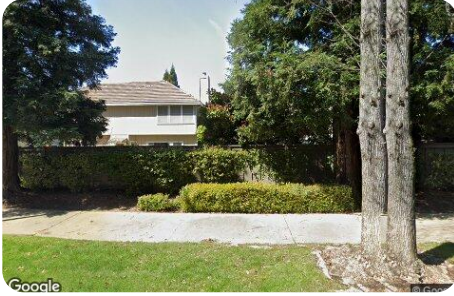
Single Family Residence

RESIDENTIAL

2932 ALDER POINT DR

ROSEVILLE, CA 95661

\$829,962 TopHap Estimate · \$290 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,864 ft²

LIVING AREA

0.2 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$830K

\$748K low

\$912K high

Last Sale

\$800,000 · Dec 10, 2024

Est. Owner Equity

\$85,962

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,134 (2025)
Assessed Value	\$816,000
Previous Assessed	\$800,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	34 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

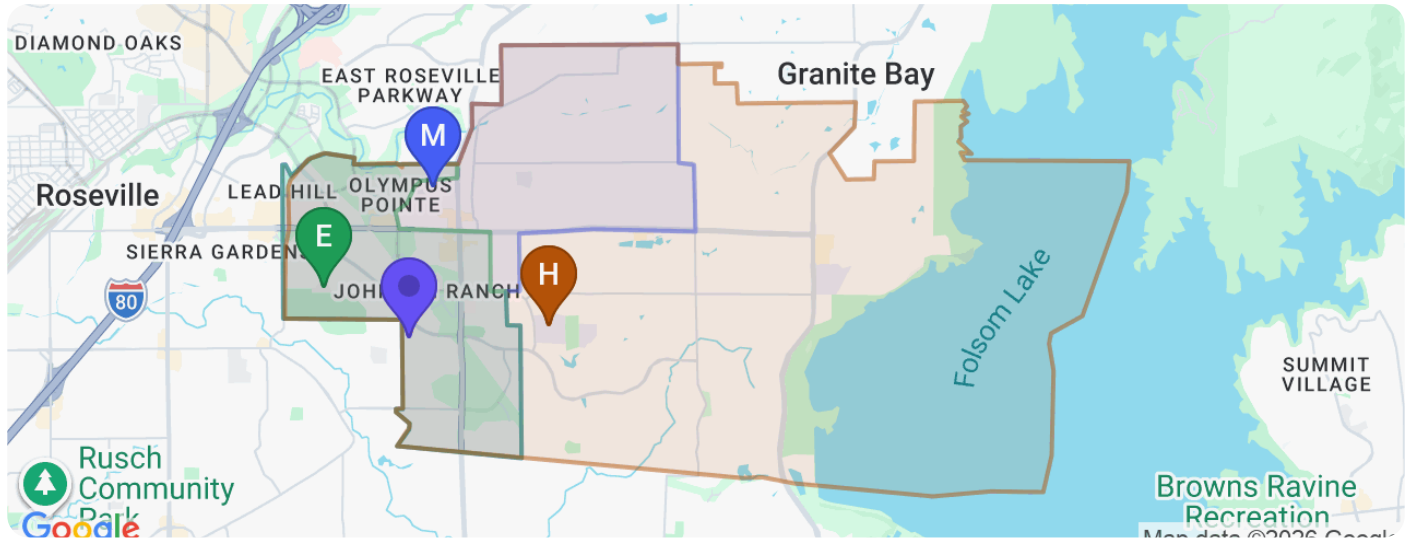
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2024	Resale	Grant Deed	\$800,000	\$279	\$720K
Sep 5, 2024	Financing	Gift Deed			
May 6, 2013	Resale	Grant Deed	\$494,000	\$172	
Feb 29, 2012	Quitclaim	Quit Claim Transfer			\$255K
Mar 20, 2003	Financing	Grant Deed			\$100K
Apr 16, 2001	Quitclaim	Quit Claim Transfer			
May 8, 1997	Resale	Grant Deed	\$252,000	\$88	\$212K
Feb 25, 1994	Resale	Trustees Deed	\$265,000	\$93	\$239K
Feb 25, 1994	Non-arms-length	Trustees Deed	\$203,500	\$71	
Mar 13, 1990	Quitclaim	Quit Claim Transfer			\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Maidu Elementary School	Elementary	KG–3	0.8 mi
Granite Bay High School	High	9–12	1.2 mi
Olympus Junior High School	Middle	7–8	1.3 mi

District: Eureka Union Elementary 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 95661

67 CRIME INDEX	84 AIR POLLUTION	35,720 POPULATION	\$109K 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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