

Single Family Residence **RESIDENTIAL**

# 2113 ARBOR RIDGE DR

ROSEVILLE, CA 95747

**\$819,344** TopHap Estimate · \$281 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,911 ft²**

LIVING AREA

**2023**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$819K**

\$771K low

\$867K high

Last Sale

**\$880,000 · Nov 22, 2023**

Est. Owner Equity

**\$549,344**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,548 (2025) |
| Assessed Value    | \$417,110      |
| Previous Assessed | \$408,933      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 52<br>FLOOD | 81<br>WILDFIRE | 14<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Nov 15, 2023 | Resale | Grant Deed | \$880,000 | \$302              | \$270K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rex Fortune Elementary School | Elementary | KG–6   | 0.5 mi   |
| Wilson C. Riles Middle School | Middle     | 7–8    | 2.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>80,171</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|