

Single Family Residence **RESIDENTIAL**

2121 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$899,563 TopHap Estimate · \$309 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2023

YEAR BUILT

3

PARKING

VALUATION

\$900K

\$842K low

\$957K high

Last Sale

\$899,000 · Mar 13, 2026

Est. Owner Equity

\$180,363

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$13,119 (2025)
Assessed Value	\$924,912
Previous Assessed	\$906,777

PROPERTY FACTS

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

CLIMATE RISK

51
FLOOD

80
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2026	Resale	Grant Deed	\$899,000	\$309	\$719K
Dec 4, 2023	Resale	Grant Deed	\$889,000	\$305	\$589K

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

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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