

Single Family Residence **RESIDENTIAL**

2137 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$892,404 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,004 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$892K

\$829K low

\$955K high

Last Sale

\$900,000 · Nov 28, 2023

Est. Owner Equity

\$324,414

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,347 (2025)
Assessed Value	\$304,696
Previous Assessed	\$298,723

PROPERTY FACTS

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

CLIMATE RISK

46 FLOOD	80 WILDFIRE	14 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 12, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Nov 15, 2023	Resale	Grant Deed	\$900,000	\$300	\$568K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------