

Single Family Residence **RESIDENTIAL**

2144 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$851,317 TopHap Estimate · \$292 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2023

YEAR BUILT

3

PARKING

VALUATION

\$851K

\$807K low

\$895K high

Last Sale

\$816,000 · Apr 14, 2023

Est. Owner Equity

\$851,317

TAX & ASSESSMENT

Property Tax	\$12,481 (2025)
Assessed Value	\$865,933
Previous Assessed	\$848,955

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	80 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2023	Resale	Grant Deed	\$816,000	\$280	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rex Fortune Elementary School	Elementary	KG–6	0.5 mi
Wilson C. Riles Middle School	Middle	7–8	2.0 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	Absentee owner
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