

Single Family Residence **RESIDENTIAL**

2104 ARBOR RIDGE DR

ROSEVILLE, CA 95747

\$901,376 TopHap Estimate · \$300 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,004 ft²

LIVING AREA

2024

YEAR BUILT

2

PARKING

VALUATION

\$901K

\$802K low

\$1M high

Last Sale

\$899,000 · Sep 4, 2024

Est. Owner Equity

\$27,233

Loan-to-Value

97%

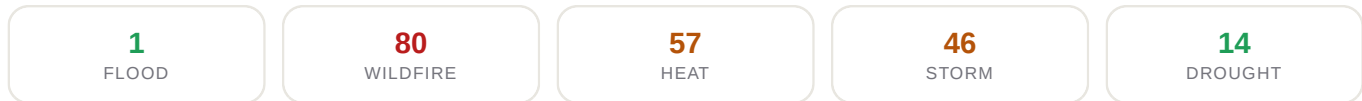
TAX & ASSESSMENT

Property Tax	\$12,956 (2025)
Assessed Value	\$781,471
Previous Assessed	\$899,000

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2024	Resale	Grant Deed	\$899,000	\$299	\$867K
Apr 3, 2024	Resale	Grant Deed	\$920,000	\$306	\$470K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson C. Riles Middle School	Middle	7–8	2.0 mi
Rex Fortune Elementary School	Elementary	KG–6	2.4 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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