

Residential - Vacant Land

**RESIDENTIAL**

# 3986 ROCK RIDGE WAY

FOLSOM, CA 95630



## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,744 (2025) |
| Assessed Value    | \$150,568      |
| Previous Assessed | \$147,616      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | SACRAMENTO                |
| Pool          | No                        |

## CLIMATE RISK

**10**  
FLOOD

**88**  
WILDFIRE

**58**  
HEAT

**46**  
STORM

**26**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mangini Ranch Elementary School | Elementary | KG–5   | 1.7 mi   |
| Folsom Lake High School         | High       | 9–12   | 2.4 mi   |
| Folsom Middle School            | Middle     | 6–8    | 4.0 mi   |

District: Folsom-Cordova 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 95630

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>49</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>81,616</b><br>POPULATION | <b>\$129K</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 | Absentee owner |
|-----------|----------------|