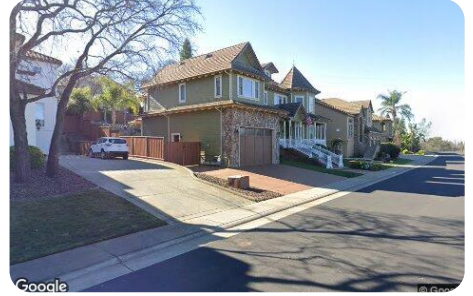
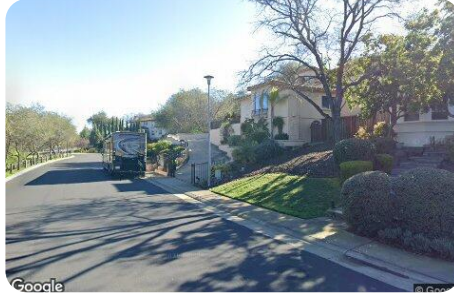


Single Family Residence **RESIDENTIAL**

152 TEMPERENCE RIVER CT

FOLSOM, CA 95630

\$1,475,897 TopHap Estimate · \$391 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,773 ft²
LIVING AREA

0.35 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,260,000 · Aug 18, 2021

Est. Owner Equity

\$192,897

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$15,385 (2025)
Assessed Value	\$1,363,861
Previous Assessed	\$1,337,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.35
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

37
FLOOD

58
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2021	Financing	Intrafamily Transfer			
Aug 12, 2021	Resale	Grant Deed	\$1,260,000	\$334	\$1M
Dec 6, 2016	Resale	Grant Deed	\$856,500	\$227	\$636K
Oct 10, 2007	Resale	Grant Deed	\$825,000	\$219	\$660K
May 20, 2005	Resale	Grant Deed	\$1,153,000	\$306	\$922K
May 20, 2005	Quitclaim	Quit Claim Transfer			
Apr 13, 2004	Resale	Grant Deed	\$805,000	\$213	\$600K
Apr 27, 2001	Resale	Grant Deed	\$144,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	1.0 mi
Sutter Middle School	Middle	6–8	2.7 mi
Folsom Lake High School	High	9–12	4.7 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

49 CRIME INDEX	79 AIR POLLUTION	81,616 POPULATION	\$129K 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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