

Single Family Residence **RESIDENTIAL**

1117 RIVER ROCK DR

FOLSOM, CA 95630

\$743,438 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,176 ft²

LIVING AREA

0.22 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$743K

\$723K low

\$764K high

Last Sale

\$339,000 · Mar 18, 2010

Est. Owner Equity

\$483,863

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,195 (2025)
Assessed Value	\$446,322
Previous Assessed	\$437,572

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

26
FLOOD

56
WILDFIRE

58
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
Feb 26, 2010	Resale	Grant Deed	\$339,000	\$156	\$271K
Jul 21, 2009	Foreclosure sale	Trustees Deed	\$310,250	\$143	
Sep 10, 2004	Resale	Grant Deed	\$472,000	\$217	\$378K
Nov 19, 1997	Resale	Grant Deed	\$208,000	\$96	\$166K
Oct 27, 1993	Quitclaim	Quit Claim Transfer			\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.8 mi

District: San Juan 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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