

Single Family Residence

RESIDENTIAL

1120 RIVER ROCK DR

FOLSOM, CA 95630

\$745,911 TopHap Estimate · \$292 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,558 ft²

LIVING AREA

0.19 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$746K

\$716K low

\$776K high

Last Sale

\$595,000 · Jul 16, 2019

Est. Owner Equity

\$276,911

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$7,643 (2025)
Assessed Value	\$663,730
Previous Assessed	\$650,716

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

58
FLOOD

50
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
Aug 11, 2022	Financing	Intrafamily Transfer			
Jul 3, 2019	Resale	Grant Deed	\$595,000	\$233	\$476K
Dec 10, 2014	Resale	Grant Deed	\$400,000	\$156	\$413K
Jan 29, 2007	Resale	Grant Deed	\$580,000	\$227	\$400K
Oct 17, 1989	Resale	Grant Deed	\$279,000	\$109	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.1 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.7 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------