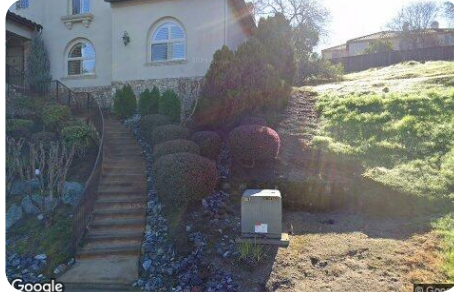


Residential - Vacant Land

RESIDENTIAL

164 TEMPERENCE RIVER CT

FOLSOM, CA 95630



0.32 ac

LOT SIZE

VALUATION

Last Sale

\$52,500 · Sep 23, 2010

TAX & ASSESSMENT

Property Tax	\$1,611 (2025)
Assessed Value	\$68,600
Previous Assessed	\$67,255

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	SACRAMENTO
Lot (acres)	0.32

Pool

No

CLIMATE RISK

37

FLOOD

61

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
Aug 12, 2010	Resale	Grant Deed	\$52,500		
Mar 9, 2010	Foreclosure sale	Trustees Deed	\$80,738		
Jul 31, 2003	Resale	Grant Deed	\$250,000		\$140K
Jun 4, 2002	Resale	Grant Deed	\$677,091		
May 31, 2002	Quitclaim	Quit Claim Transfer			
May 31, 2002	Resale	Grant Deed	\$72,500		\$102K
May 31, 2002	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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