

Single Family Residence **RESIDENTIAL**

1132 RIVER ROCK DR

FOLSOM, CA 95630

\$794,835 TopHap Estimate · \$237 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,349 ft²
LIVING AREA

0.24 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$795K

\$753K low

\$836K high

Last Sale

\$775,000 · Mar 3, 2025

Est. Owner Equity

\$794,835

TAX & ASSESSMENT

Property Tax	\$9,363 (2025)
Assessed Value	\$790,500
Previous Assessed	\$795,586

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

57
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
Nov 18, 2025	Financing	Intrafamily Transfer			
Sep 30, 2025	Financing	Intrafamily Transfer			
Feb 28, 2025	Resale	Grant Deed	\$775,000	\$231	
Jun 10, 2021	Resale	Grant Deed	\$735,000	\$219	\$310K
Aug 18, 2020	Quitclaim	Quit Claim Transfer			\$315K
Aug 11, 2011	Recorded document	Affidavit Of Death			
Jun 3, 2008	Resale	Grant Deed	\$345,000	\$103	
Jan 22, 2008	Non-arms-length	Trustees Deed	\$451,125	\$135	
Feb 20, 2004	Quitclaim	Quit Claim Transfer			\$400K
May 30, 2003	Quitclaim	Quit Claim Transfer			\$383K

Feb 11, 2003	Non-arms-length	Grant Deed	\$15,000	\$4	
Jul 10, 2002	Quitclaim	Quit Claim Transfer			\$268K
Sep 27, 2000	Quitclaim	Quit Claim Transfer			\$226K
Sep 20, 2000	Recorded document	Grant Deed			
Sep 11, 2000	Quitclaim	Quit Claim Transfer			
Oct 29, 1999	Recorded document	Grant Deed			
Sep 5, 1997	Quitclaim	Quit Claim Transfer			\$182K
Feb 14, 1995	Resale	Grant Deed	\$205,000	\$61	\$180K
Dec 11, 1989	Resale	Grant Deed	\$249,500	\$74	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.8 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	Absentee owner
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