

Single Family Residence

RESIDENTIAL

179 RIVER RIDGE WAY

FOLSOM, CA 95630

\$816,767 TopHap Estimate · \$331 / ft² · confidence 98 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,468 ft²

LIVING AREA

0.26 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$817K

\$798K low

\$836K high

Est. Owner Equity

\$243,267

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax

\$4,204 (2025)

Assessed Value

\$400,283

Previous Assessed

\$392,435

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	50 WILDFIRE	58 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2012	Quitclaim	Quit Claim Transfer			
Mar 6, 2012	Quitclaim	Quit Claim Transfer			\$283K
Oct 27, 2010	Quitclaim	Quit Claim Transfer			
Jan 15, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.6 mi
Folsom Lake High School	High	9–12	3.6 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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