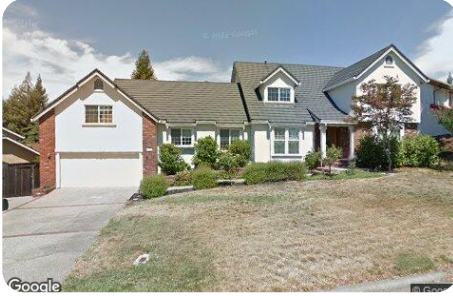


Single Family Residence **RESIDENTIAL**

149 RIVER RIDGE WAY

FOLSOM, CA 95630

\$1,268,467 TopHap Estimate · \$388 / ft² · confidence 87 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

3,271 ft²
LIVING AREA

0.27 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,225,000 · Feb 5, 2024

Est. Owner Equity

\$1,268,467

TAX & ASSESSMENT

Property Tax	\$13,552 (2025)
Assessed Value	\$1,274,490
Previous Assessed	\$1,249,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

72
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	\$/FT²	LOAN
Apr 25, 2024	Financing	Intrafamily Transfer			
Feb 2, 2024	Resale	Grant Deed	\$1,225,000	\$375	
Mar 21, 2018	Resale	Grant Deed	\$636,000	\$194	\$481K
Jun 24, 2003	Quitclaim	Quit Claim Transfer			
Nov 16, 1998	Quitclaim	Quit Claim Transfer			
Feb 28, 1994	Quitclaim	Quit Claim Transfer			\$245K
Aug 31, 1989	Resale	Grant Deed	\$317,000	\$97	\$254K

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	3.5 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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