

Single Family Residence **RESIDENTIAL**

100 RIVER RIDGE WAY

FOLSOM, CA 95630

\$809,731 TopHap Estimate · \$377 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,146 ft²

LIVING AREA

0.3 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$810K

\$786K low

\$834K high

Last Sale

\$651,000 · Oct 8, 2020

Est. Owner Equity

\$809,731

TAX & ASSESSMENT

Property Tax	\$7,609 (2025)
Assessed Value	\$718,753
Previous Assessed	\$704,661

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.30
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

53
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
Nov 13, 2020	Quitclaim	Quit Claim Transfer			
Sep 25, 2020	Resale	Grant Deed	\$651,000	\$303	
Dec 29, 2015	Quitclaim	Quit Claim Transfer			
Oct 22, 2015	Resale	Grant Deed	\$474,500	\$221	\$300K
Jul 10, 2012	Resale	Grant Deed	\$352,500	\$164	\$282K
Jul 24, 1998	Non-arms-length	Trustees Deed	\$195,500	\$91	\$156K
Jul 24, 1998	Recorded document	Trustees Deed			
Apr 28, 1993	Resale	Grant Deed	\$200,000	\$93	\$160K
Jun 25, 1991	Quitclaim	Quit Claim Transfer			\$134K
Sep 1, 1983	Non-arms-length	Grant Deed	\$73,810	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.9 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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