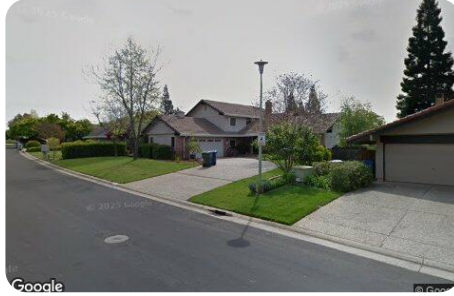


Single Family Residence **RESIDENTIAL**

110 RIVER RIDGE WAY

FOLSOM, CA 95630

\$779,261 TopHap Estimate · \$369 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,112 ft²

LIVING AREA

0.26 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$779K

\$759K low

\$800K high

Est. Owner Equity

\$779,261

TAX & ASSESSMENT

Property Tax	\$3,887 (2025)
Assessed Value	\$370,669
Previous Assessed	\$363,402

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

43
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
Apr 23, 2026	Financing	Mortgage			\$589K
Oct 26, 2020	Quitclaim	Quit Claim Transfer			
Oct 26, 2020	Quitclaim	Quit Claim Transfer			\$501K
Nov 21, 2019	Quitclaim	Quit Claim Transfer			\$502K
Nov 21, 2019	Quitclaim	Quit Claim Transfer			
Mar 22, 2018	Quitclaim	Quit Claim Transfer			
Mar 22, 2018	Quitclaim	Quit Claim Transfer			\$503K
Mar 21, 2011	Quitclaim	Quit Claim Transfer			
Apr 21, 1993	Financing	Grant Deed			\$5K

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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