

Single Family Residence

RESIDENTIAL

140 RIVER RIDGE WAY

FOLSOM, CA 95630

\$895,119 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,760 ft²

LIVING AREA

0.3 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$895K

\$845K low

\$945K high

Last Sale

\$297,000 · May 17, 1995

Est. Owner Equity

\$248,507

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,365 (2025)
Assessed Value	\$508,818
Previous Assessed	\$498,842

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

67
FLOOD

45
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
Jan 9, 2013	Quitclaim	Quit Claim Transfer			
Jan 9, 2013	Quitclaim	Quit Claim Transfer			\$338K
Jun 1, 2012	Quitclaim	Quit Claim Transfer			
Jun 1, 2012	Recorded document	Affidavit Of Death			
Jun 18, 2009	Financing	Intrafamily Transfer			\$359K
May 17, 1995	Resale	Grant Deed	\$297,000	\$108	\$267K
Aug 31, 1993	Quitclaim	Quit Claim Transfer			\$253K
Jan 24, 1992	Resale	Grant Deed	\$342,500	\$124	\$243K
Apr 30, 1990	Resale	Grant Deed	\$316,000	\$114	\$187K
Feb 7, 1989	Resale	Grant Deed	\$267,000	\$97	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.9 mi
Sutter Middle School	Middle	6–8	1.5 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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