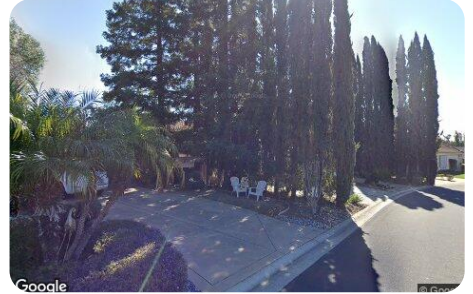


Single Family Residence **RESIDENTIAL**

162 RIVER RIDGE WAY

FOLSOM, CA 95630

\$759,638 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,449 ft²

LIVING AREA

0.27 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$760K

\$713K low

\$806K high

Last Sale

\$208,000 · Jun 5, 1998

Est. Owner Equity

\$159,988

Loan-to-Value

76%

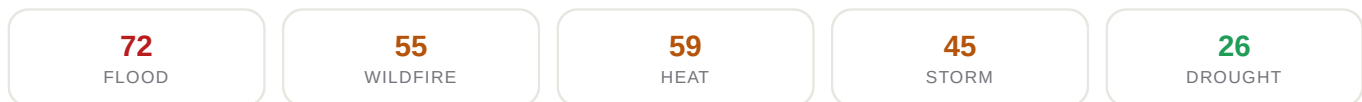
TAX & ASSESSMENT

Property Tax	\$3,538 (2025)
Assessed Value	\$337,980
Previous Assessed	\$331,353

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2020	Quitclaim	Quit Claim Transfer			\$127K
Mar 1, 2017	Quitclaim	Quit Claim Transfer			
Jun 5, 1998	Resale	Grant Deed	\$208,000	\$85	\$197K
Dec 9, 1997	Non-arms-length	Trustees Deed	\$240,000	\$98	
Jan 19, 1993	Resale	Grant Deed	\$325,000	\$133	\$292K
Jan 23, 1990	Resale	Trustees Deed	\$339,000	\$138	\$122K

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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