

Single Family Residence

RESIDENTIAL

172 RIVER RIDGE WAY

FOLSOM, CA 95630

\$868,435 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,679 ft²

LIVING AREA

0.28 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$868K

\$816K low

\$921K high

Est. Owner Equity

\$868,435

TAX & ASSESSMENT

Property Tax

\$4,568 (2025)

Assessed Value

\$434,373

Previous Assessed

\$425,857

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

60 FLOOD	61 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2016	Quitclaim	Quit Claim Transfer			
Jun 9, 2016	Quitclaim	Quit Claim Transfer			
Aug 29, 2016	Recorded document	Affidavit Of Death			
Mar 15, 1996	Quitclaim	Quit Claim Transfer			
Jun 24, 1994	Quitclaim	Quit Claim Transfer			

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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