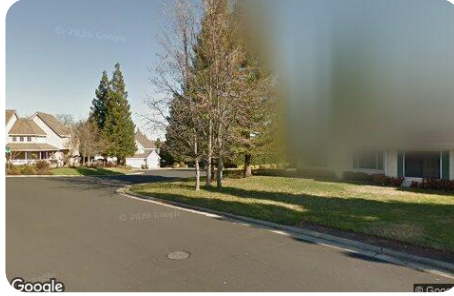


Single Family Residence **RESIDENTIAL**

196 RIVER RIDGE WAY

FOLSOM, CA 95630

\$980,194 TopHap Estimate · \$346 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,836 ft²
LIVING AREA

0.44 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$980K

\$935K low

\$1M high

Last Sale

\$903,000 · Sep 29, 2021

Est. Owner Equity

\$237,194

Loan-to-Value

74%

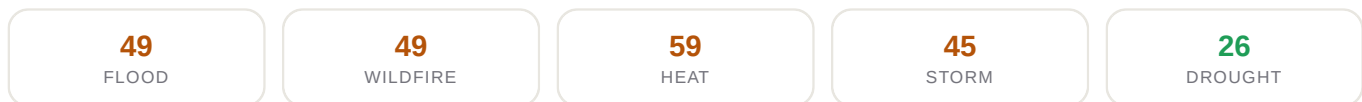
TAX & ASSESSMENT

Property Tax	\$10,376 (2025)
Assessed Value	\$977,435
Previous Assessed	\$958,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.44
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2021	Resale	Grant Deed	\$903,000	\$318	\$598K
Jun 19, 2014	Quitclaim	Quit Claim Transfer			
Dec 10, 2013	Quitclaim	Quit Claim Transfer			\$285K
Jan 17, 2013	Recorded document	Grant Deed			
Mar 21, 2011	Resale	Grant Deed	\$365,000	\$129	\$292K
Oct 10, 2000	Quitclaim	Quit Claim Transfer			\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.7 mi
Sutter Middle School	Middle	6–8	1.7 mi
Folsom Lake High School	High	9–12	3.7 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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