

Single Family Residence **RESIDENTIAL**

# 110 RIVER RIDGE CT

FOLSOM, CA 95630

**\$881,632** TopHap Estimate · \$382 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,308 ft²**

LIVING AREA

**0.4 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$882K**

\$834K low

\$929K high

Last Sale

**\$486,500 · Mar 8, 2017**

Est. Owner Equity

**\$0**

Loan-to-Value

**125%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,129 (2025) |
| Assessed Value    | \$580,329      |
| Previous Assessed | \$568,950      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.40                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

## CLIMATE RISK

45  
FLOOD

62  
WILDFIRE

59  
HEAT

45  
STORM

26  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 3, 2019  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 2, 2017  | Resale    | Grant Deed          | \$486,500 | \$211              | \$478K |
| Mar 7, 2005  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 31, 2005 | Quitclaim | Quit Claim Transfer |           |                    | \$350K |
| Nov 1, 2004  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 5, 2001  | Resale    | Grant Deed          | \$342,000 | \$148              | \$175K |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>49</div> <div>CRIME INDEX</div> | <div>79</div> <div>AIR POLLUTION</div> | <div>81,616</div> <div>POPULATION</div> | <div>\$129K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|