

Single Family Residence **RESIDENTIAL**

113 RIVER RIDGE CT

FOLSOM, CA 95630

\$856,792 TopHap Estimate · \$403 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

0.42 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$857K

\$814K low

\$900K high

Est. Owner Equity

\$0

Loan-to-Value

120%

TAX & ASSESSMENT

Property Tax	\$5,238 (2025)
Assessed Value	\$496,982
Previous Assessed	\$487,238

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.42
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

70 FLOOD	62 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2026	Financing	Intrafamily Transfer			
Jan 16, 2024	Financing	Beneficiary Deed			
Sep 11, 2020	Financing	Affidavit Of Death			\$391K
Oct 16, 2015	Financing	Intrafamily Transfer			\$415K
Oct 16, 2015	Quitclaim	Quit Claim Transfer			
Mar 31, 2014	Financing	Intrafamily Transfer			\$360K
Aug 16, 2007	Quitclaim	Quit Claim Transfer			
Mar 31, 1998	Quitclaim	Quit Claim Transfer			\$205K
Dec 5, 1997	Quitclaim	Quit Claim Transfer			

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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