

Single Family Residence

RESIDENTIAL

107 RIVER RIDGE CT

FOLSOM, CA 95630

\$854,699 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,484 ft²

LIVING AREA

0.28 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$855K

\$807K low

\$902K high

Est. Owner Equity

\$264,699

Loan-to-Value

68%

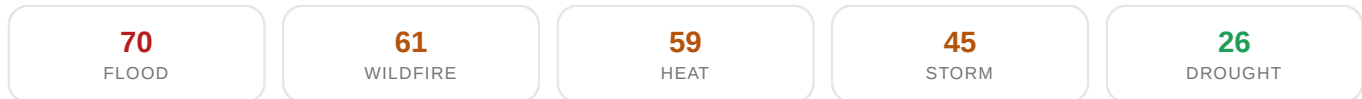
TAX & ASSESSMENT

Property Tax	\$6,425 (2025)
Assessed Value	\$607,975
Previous Assessed	\$596,055

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 1993	Financing	Grant Deed			\$90K
Jan 25, 1990	Recorded document	Grant Deed			
Nov 15, 1989	Resale	Trustees Deed	\$324,000	\$130	\$63K

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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