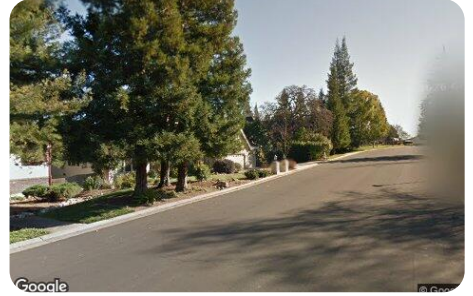


Single Family Residence **RESIDENTIAL**

240 RIVER RIDGE WAY

FOLSOM, CA 95630

\$848,919 TopHap Estimate · \$328 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,588 ft²

LIVING AREA

0.27 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$849K

\$817K low

\$881K high

Last Sale

\$750,000 · Jun 15, 2023

Est. Owner Equity

\$630,319

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$8,511 (2025)
Assessed Value	\$795,905
Previous Assessed	\$780,300

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

62
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2023	Financing	Intrafamily Transfer			\$110K
Jun 12, 2023	Resale	Grant Deed	\$750,000	\$290	
Nov 3, 2020	Recorded document	Affidavit Of Death			
Jun 22, 2020	Recorded document	Affidavit Of Death			
Dec 21, 2006	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	1.8 mi
Folsom Lake High School	High	9–12	3.8 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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