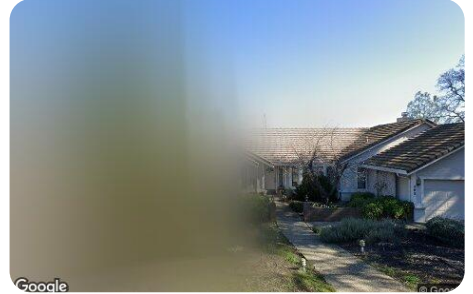


Single Family Residence **RESIDENTIAL**

264 RIVER RIDGE WAY

FOLSOM, CA 95630

\$1,028,509 TopHap Estimate · \$450 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,288 ft²

LIVING AREA

0.46 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$988K low

\$1.1M high

Last Sale

\$960,000 · Nov 22, 2021

Est. Owner Equity

\$1,028,509

TAX & ASSESSMENT

Property Tax	\$11,035 (2025)
Assessed Value	\$1,039,133
Previous Assessed	\$1,018,759

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.46
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

16
FLOOD

58
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
Nov 18, 2021	Resale	Grant Deed	\$960,000	\$420	
Sep 30, 2008	Quitclaim	Quit Claim Transfer			
Mar 27, 1992	Resale	Grant Deed	\$265,000	\$116	\$202K
Nov 21, 1990	Resale	Grant Deed	\$254,000	\$111	\$187K
Jul 8, 1988	Resale	Grant Deed	\$227,000	\$99	\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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