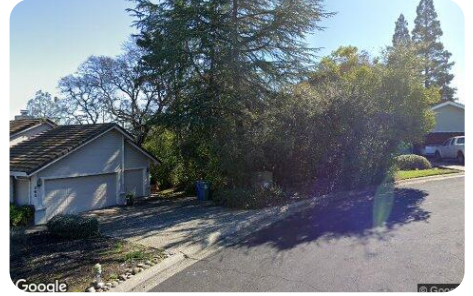
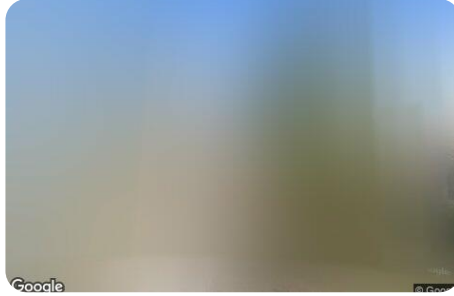
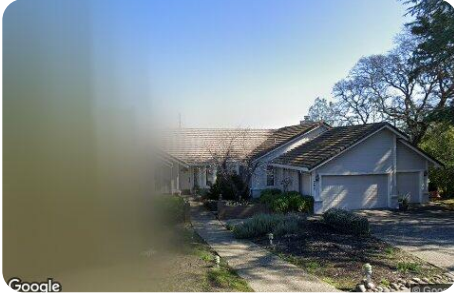


Single Family Residence **RESIDENTIAL**

262 RIVER RIDGE WAY

FOLSOM, CA 95630

\$941,862 TopHap Estimate · \$372 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,529 ft²

LIVING AREA

0.58 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$942K

\$888K low

\$996K high

Est. Owner Equity

\$837,624

Loan-to-Value

11%

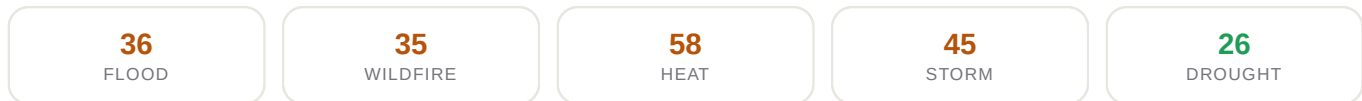
TAX & ASSESSMENT

Property Tax	\$4,913 (2025)
Assessed Value	\$466,587
Previous Assessed	\$457,439

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.58
Construction	Wood (Unspecified)
Roof	Composition Shingle
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	\$/FT ²	LOAN
Oct 10, 2012	Quitclaim	Quit Claim Transfer			
Mar 23, 1992	Quitclaim	Quit Claim Transfer			\$125K

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

OWNERSHIP

Occupancy	Owner occupied
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