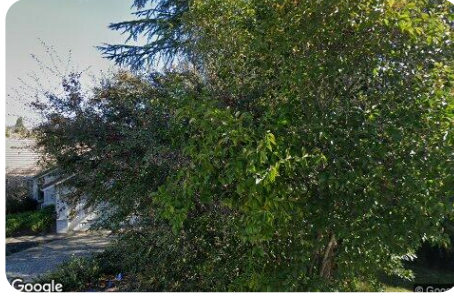


Single Family Residence **RESIDENTIAL**

260 RIVER RIDGE WAY

FOLSOM, CA 95630

\$739,155 TopHap Estimate · \$367 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,013 ft²

LIVING AREA

0.3 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$739K

\$690K low

\$789K high

Est. Owner Equity

\$0

Loan-to-Value

202%

TAX & ASSESSMENT

Property Tax	\$3,256 (2025)
Assessed Value	\$311,666
Previous Assessed	\$305,556

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.30
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

51
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
Jun 30, 2022	Financing	Intrafamily Transfer			\$1.1M
Sep 7, 2000	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
-----------	-----------------------