

Single Family Residence **RESIDENTIAL**

176 RIVER RIDGE WAY

FOLSOM, CA 95630

\$842,145 TopHap Estimate · \$333 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,527 ft²
LIVING AREA

0.26 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$842K

\$787K low

\$897K high

Est. Owner Equity

\$597,845

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,044 (2025)
Assessed Value	\$385,342
Previous Assessed	\$377,788

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

61
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2005	Quitclaim	Quit Claim Transfer			
Apr 10, 2005	Financing	Intrafamily Transfer			\$30K
Dec 22, 1997	Quitclaim	Quit Claim Transfer			
Jun 7, 1993	Financing	Grant Deed			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.6 mi
Folsom Lake High School	High	9–12	3.6 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
-----------	----------------