

Single Family Residence

RESIDENTIAL

180 RIVER RIDGE WAY

FOLSOM, CA 95630

\$842,339 TopHap Estimate · \$334 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,522 ft²

LIVING AREA

0.27 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$842K

\$778K low

\$907K high

Last Sale

\$270,000 · Mar 1, 1996

Est. Owner Equity

\$698,339

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$4,814 (2025)
Assessed Value	\$457,314
Previous Assessed	\$448,348

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

35
FLOOD

56
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	\$/FT²	LOAN
Dec 12, 2025	Financing	Intrafamily Transfer			
Jan 18, 2002	Quitclaim	Quit Claim Transfer			
Mar 1, 1996	Quitclaim	Quit Claim Transfer			
Mar 1, 1996	Resale	Trustees Deed	\$270,000	\$107	\$155K

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

OWNERSHIP

Occupancy	Owner occupied
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