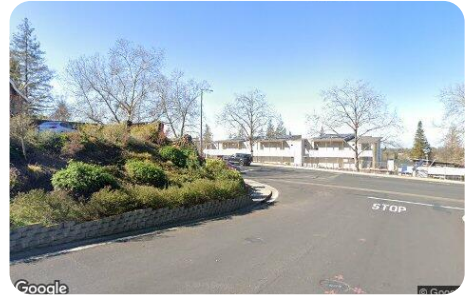


Single Family Residence **RESIDENTIAL**

289 RIVER RIDGE WAY

FOLSOM, CA 95630

\$706,605 TopHap Estimate · \$409 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,727 ft²

LIVING AREA

0.38 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$707K

\$688K low

\$725K high

Est. Owner Equity

\$359,605

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,045 (2025)
Assessed Value	\$284,734
Previous Assessed	\$279,152

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.38
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

14 FLOOD	34 WILDFIRE	58 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2018	Quitclaim	Quit Claim Transfer			
Apr 27, 2007	Recorded document	Affidavit Of Death			
Apr 27, 2007	Quitclaim	Quit Claim Transfer			
May 10, 2006	Recorded document	Grant Deed			
Mar 19, 1992	Quitclaim	Quit Claim Transfer			\$80K

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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