

Single Family Residence **RESIDENTIAL**

239 RIVER RIDGE WAY

FOLSOM, CA 95630

\$836,458 TopHap Estimate · \$374 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,236 ft²

LIVING AREA

0.28 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$836K

\$812K low

\$861K high

Est. Owner Equity

\$266,458

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,996 (2025)
Assessed Value	\$380,797
Previous Assessed	\$373,332

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36 FLOOD	60 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
Jul 20, 2006	Quitclaim	Quit Claim Transfer			\$570K
Jun 7, 2004	Quitclaim	Quit Claim Transfer			\$416K

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	3.7 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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