

Single Family Residence

RESIDENTIAL

209 RIVER RIDGE WAY

FOLSOM, CA 95630

\$960,601 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,831 ft²

LIVING AREA

0.29 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$961K

\$919K low

\$1M high

Last Sale

\$725,000 · Aug 12, 2020

Est. Owner Equity

\$489,351

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,559 (2025)
Assessed Value	\$800,455
Previous Assessed	\$784,761

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

56
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2020	Non-arms-length	Grant Deed	\$725,000	\$256	\$471K
Oct 24, 2014	Quitclaim	Quit Claim Transfer			
Jun 19, 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	1.7 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	Absentee owner
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