

Single Family Residence **RESIDENTIAL**

186 RIVER RIDGE WAY

FOLSOM, CA 95630

\$1,040,595 TopHap Estimate · \$288 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,619 ft²

LIVING AREA

0.29 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1M

\$991K low

\$1.1M high

Last Sale

\$751,000 · Jun 15, 2020

Est. Owner Equity

\$259,395

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,882 (2025)
Assessed Value	\$837,750
Previous Assessed	\$821,324

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

59
WILDFIRE

59
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	\$/FT ²	LOAN
May 25, 2020	Resale	Grant Deed	\$751,000	\$208	\$601K
May 6, 2006	Quitclaim	Quit Claim Transfer			
May 6, 1996	Resale	Grant Deed	\$260,000	\$72	\$192K
Jan 15, 1992	Non-arms-length	Grant Deed	\$103,000	\$28	
Jun 19, 1989	Financing	Grant Deed			\$24K

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	3.6 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
-----------	-----------------------