

Single Family Residence **RESIDENTIAL**

190 RIVER RIDGE WAY

FOLSOM, CA 95630

\$1,172,403 TopHap Estimate · \$381 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,075 ft²

LIVING AREA

0.34 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,150,000 · Jul 24, 2025

Est. Owner Equity

\$1,172,403

TAX & ASSESSMENT

Property Tax	\$11,100 (2025)
Assessed Value	\$1,150,000
Previous Assessed	\$1,017,697

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.34
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

57
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
Jun 25, 2025	Resale	Grant Deed	\$1,150,000	\$374	
Jul 5, 2021	Resale	Grant Deed	\$950,000	\$309	\$760K
Aug 28, 2006	Quitclaim	Quit Claim Transfer			
Aug 28, 2006	Financing	Intrafamily Transfer			\$625K
Aug 11, 2003	Quitclaim	Quit Claim Transfer			
Jun 27, 2003	Quitclaim	Quit Claim Transfer	\$343,364	\$112	\$343K
Jun 28, 2000	Quitclaim	Quit Claim Transfer			
May 26, 2000	Quitclaim	Quit Claim Transfer			\$167K

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

OWNERSHIP

Occupancy	Absentee owner
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