

Single Family Residence

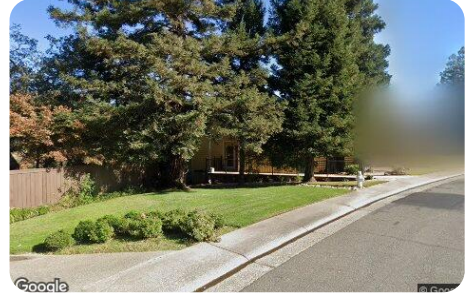
RESIDENTIAL

1110 RIVER ROCK DR

FOLSOM, CA 95630

\$949,043

TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,911 ft²

LIVING AREA

0.23 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$949K

\$890K low

\$1M high

Last Sale

\$435,000 · Jan 27, 2012

Est. Owner Equity

\$644,543

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,404 (2025)
Assessed Value	\$557,297
Previous Assessed	\$546,371

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

67 FLOOD	35 WILDFIRE	58 HEAT	45 STORM	26 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 26, 2012	Resale	Grant Deed	\$435,000	\$111	\$305K
Mar 11, 1994	Resale	Grant Deed	\$245,000	\$63	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.1 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.8 mi

District: San Juan 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
-----------	-----------------------