

Single Family Residence

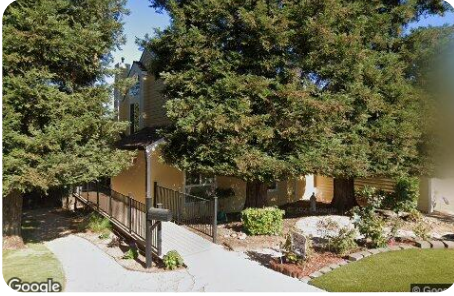
RESIDENTIAL

1108 RIVER ROCK DR

FOLSOM, CA 95630

\$922,083

TopHap Estimate · \$302 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,054 ft²

LIVING AREA

0.28 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$922K

\$899K low

\$945K high

Last Sale

\$230,000 · Mar 1, 1994

Est. Owner Equity

\$212,583

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,558 (2025)
Assessed Value	\$398,710
Previous Assessed	\$390,893

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

16
FLOOD

57
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
Mar 1, 1994	Quitclaim	Quit Claim Transfer			
Mar 1, 1994	Resale	Trustees Deed	\$230,000	\$75	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 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
-----------	----------------