

Single Family Residence **RESIDENTIAL**

# 1126 RIVER ROCK DR

FOLSOM, CA 95630

**\$747,156** TopHap Estimate · \$319 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,345 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$747K**

\$704K low

\$791K high

Est. Owner Equity

**\$107,156**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,064 (2025) |
| Assessed Value    | \$442,054      |
| Previous Assessed | \$433,387      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**45**  
FLOOD

**61**  
WILDFIRE

**58**  
HEAT

**45**  
STORM

**26**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 7, 2024 | Financing | Intrafamily Transfer |           |                    |        |
| Dec 2, 1992 | Resale    | Grant Deed           | \$250,000 | \$107              | \$215K |

## 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<br>CRIME INDEX | 79<br>AIR POLLUTION | 81,616<br>POPULATION | \$129K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|