

Single Family Residence **RESIDENTIAL**

120 RIVER RIDGE WAY

FOLSOM, CA 95630

\$699,000 TopHap Estimate · \$310 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,257 ft²

LIVING AREA

0.25 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$699K

\$671K low

\$727K high

Last Sale

\$220,000 · Jul 1, 1998

Est. Owner Equity

\$32,275

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,685 (2025)
Assessed Value	\$351,774
Previous Assessed	\$344,877

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

67
FLOOD

43
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
Feb 24, 2021	Financing	Intrafamily Transfer			\$350K
Oct 16, 2020	Financing	Intrafamily Transfer			
Oct 16, 2020	Financing	Intrafamily Transfer			\$292K
Mar 14, 2015	Quitclaim	Quit Claim Transfer			\$317K
Mar 14, 2015	Quitclaim	Quit Claim Transfer			
Jul 30, 2014	Quitclaim	Quit Claim Transfer			
Sep 22, 2003	Financing	Grant Deed			\$210K
Jul 1, 1998	Resale	Grant Deed	\$220,000	\$97	
Apr 22, 1992	Resale	Grant Deed	\$220,000	\$97	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.9 mi
Sutter Middle School	Middle	6–8	1.6 mi
Folsom Lake High School	High	9–12	3.5 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	Owner occupied
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