

Single Family Residence **RESIDENTIAL**

130 RIVER RIDGE WAY

FOLSOM, CA 95630

\$819,894 TopHap Estimate · \$335 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,448 ft²

LIVING AREA

0.26 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$820K

\$759K low

\$881K high

Last Sale

\$325,000 · Sep 15, 2000

Est. Owner Equity

\$368,894

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,341 (2025)
Assessed Value	\$499,497
Previous Assessed	\$489,704

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

67 FLOOD	62 WILDFIRE	58 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2021	Financing	Intrafamily Transfer			
Mar 29, 2017	Quitclaim	Quit Claim Transfer			\$414K
Sep 15, 2000	Resale	Grant Deed	\$325,000	\$133	\$309K
May 23, 1991	Resale	Grant Deed	\$290,000	\$118	\$145K
Jan 2, 1990	Resale	Grant Deed	\$280,000	\$114	\$175K

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	Absentee owner
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