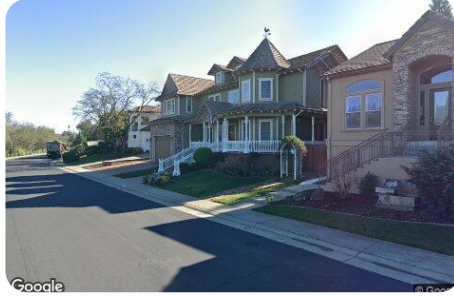


Single Family Residence **RESIDENTIAL**

144 TEMPERENCE RIVER CT

FOLSOM, CA 95630

\$1,097,673 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,205 ft²
LIVING AREA

0.25 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

10
ROOMS

4
PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.1M high

Last Sale

\$95,000 · Apr 30, 2002

Est. Owner Equity

\$323,673

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$9,629 (2025)
Assessed Value	\$825,586
Previous Assessed	\$809,399

PROPERTY FACTS

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

CLIMATE RISK

37
FLOOD

34
WILDFIRE

59
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2018	Quitclaim	Quit Claim Transfer			
Oct 16, 2018	Quitclaim	Quit Claim Transfer			
Aug 5, 2003	Financing	Trustees Deed			\$434K
Apr 30, 2002	Resale	Grant Deed	\$95,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	1.0 mi
Sutter Middle School	Middle	6–8	2.7 mi
Folsom Lake High School	High	9–12	4.6 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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