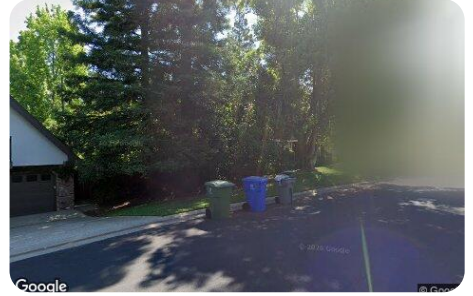


Single Family Residence **RESIDENTIAL**

220 RIVER RIDGE WAY

FOLSOM, CA 95630

\$1,116,545 TopHap Estimate · \$237 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,715 ft²

LIVING AREA

0.3 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$789,000 · Feb 19, 2014

Est. Owner Equity

\$545

Loan-to-Value

98%

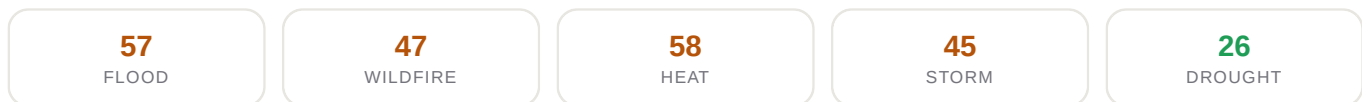
TAX & ASSESSMENT

Property Tax	\$10,203 (2025)
Assessed Value	\$961,316
Previous Assessed	\$942,468

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2017	Quitclaim	Quit Claim Transfer			
Feb 4, 2014	Recorded document	Grant Deed			
Feb 4, 2014	Resale	Grant Deed	\$789,000	\$167	\$606K
Jan 30, 2013	Quitclaim	Quit Claim Transfer			
Jan 30, 2013	Financing	Intrafamily Transfer			\$417K
Nov 10, 2011	Quitclaim	Quit Claim Transfer			
May 8, 2006	Resale	Grant Deed	\$207,000	\$44	
Jun 21, 2006	Resale	Grant Deed	\$925,000	\$196	\$475K
Aug 9, 2004	Resale	Grant Deed	\$785,000	\$166	\$625K
Jan 27, 2004	Resale	Trustees Deed	\$686,710	\$146	
May 18, 2001	Quitclaim	Quit Claim Transfer			\$613K

Nov 26, 1997	Quitclaim	Quit Claim Transfer			\$330K
Feb 28, 1997	Resale	Grant Deed	\$375,000	\$80	
Oct 15, 1996	Non-arms-length	Trustees Deed	\$439,000	\$93	
Jan 30, 1990	Resale	Grant Deed	\$525,000	\$111	\$473K
Jun 6, 1989	Resale	Grant Deed	\$81,500	\$17	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.7 mi
Sutter Middle School	Middle	6–8	1.8 mi
Folsom Lake High School	High	9–12	3.7 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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