

Single Family Residence

RESIDENTIAL

139 RIVER RIDGE WAY

FOLSOM, CA 95630

\$917,244 TopHap Estimate · \$360 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,548 ft²

LIVING AREA

0.24 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$917K

\$871K low

\$963K high

Last Sale

\$550,000 · Jun 9, 2006

Est. Owner Equity

\$384,744

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$9,912 (2025)
Assessed Value	\$926,935
Previous Assessed	\$908,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

72
FLOOD

56
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 ²	LOAN
Jun 5, 2006	Resale	Grant Deed	\$550,000	\$216	\$413K
Jul 29, 2003	Resale	Grant Deed	\$445,000	\$175	\$356K
Feb 28, 1994	Resale	Grant Deed	\$254,000	\$100	\$203K

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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