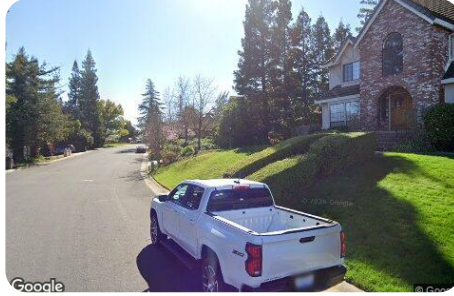
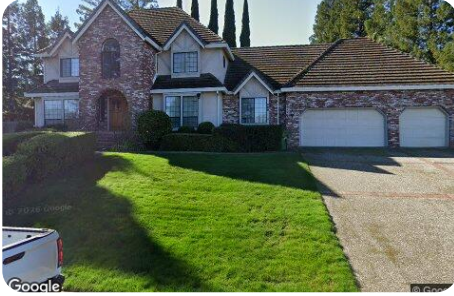


Single Family Residence **RESIDENTIAL**

259 RIVER RIDGE WAY

FOLSOM, CA 95630

\$923,849 TopHap Estimate · \$370 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,500 ft²

LIVING AREA

0.31 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$924K

\$868K low

\$980K high

Est. Owner Equity

\$923,849

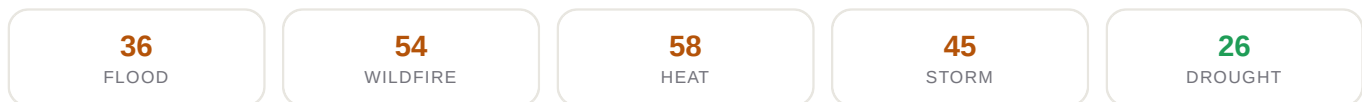
TAX & ASSESSMENT

Property Tax	\$5,970 (2025)
Assessed Value	\$565,470
Previous Assessed	\$554,384

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.31
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.8 mi
Folsom Lake High School	High	9–12	3.8 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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