

Single Family Residence **RESIDENTIAL**

230 RIVER RIDGE WAY

FOLSOM, CA 95630

\$1,138,026 TopHap Estimate · \$340 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,348 ft²

LIVING AREA

0.27 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

4

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$762,000 · Nov 19, 2004

Est. Owner Equity

\$542,026

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$11,508 (2025)
Assessed Value	\$1,083,387
Previous Assessed	\$1,062,145

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

57 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
Jun 10, 2009	Quitclaim	Quit Claim Transfer			
Nov 11, 2004	Resale	Grant Deed	\$762,000	\$228	\$334K
Nov 18, 2002	Resale	Grant Deed	\$530,000	\$158	\$300K
Mar 22, 1996	Resale	Grant Deed	\$320,000	\$96	\$256K
Mar 6, 1996	Non-arms-length	Trustees Deed	\$107,418	\$32	
Jun 15, 1990	Resale	Grant Deed	\$368,000	\$110	
Jun 9, 1989	Resale	Grant Deed	\$368,000	\$110	\$294K

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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