

Single Family Residence

RESIDENTIAL

1105 RIVER ROCK DR

FOLSOM, CA 95630

\$661,909

TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,142 ft²

LIVING AREA

0.19 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$662K

\$631K low

\$693K high

Last Sale

\$600,000 · May 14, 2021

Est. Owner Equity

\$91,909

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$7,931 (2025)
Assessed Value	\$688,455
Previous Assessed	\$674,957

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

16
FLOOD

53
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2024	Financing	Intrafamily Transfer			
May 11, 2021	Resale	Grant Deed	\$600,000	\$280	\$570K
Aug 11, 2017	Resale	Grant Deed	\$450,000	\$210	\$424K
Jun 10, 2014	Financing	Intrafamily Transfer			\$325K
May 13, 2005	Resale	Grant Deed	\$423,000	\$197	\$283K
Sep 11, 2000	Resale	Grant Deed	\$188,000	\$88	\$150K
Jan 13, 1994	Quitclaim	Quit Claim Transfer			\$203K
Sep 21, 1990	Resale	Grant Deed	\$212,500	\$99	\$170K
Jul 26, 1989	Resale	Grant Deed	\$180,000	\$84	\$144K
Jul 28, 1988	Resale	Grant Deed	\$138,000	\$64	\$63K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.8 mi

District: San Juan 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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