

Single Family Residence

RESIDENTIAL

1109 RIVER ROCK DR

FOLSOM, CA 95630

\$849,306 TopHap Estimate · \$286 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,973 ft²

LIVING AREA

0.22 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$849K

\$803K low

\$896K high

Last Sale

\$635,000 · Aug 20, 2020

Est. Owner Equity

\$214,306

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,728 (2025)
Assessed Value	\$749,798
Previous Assessed	\$735,097

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

26
FLOOD

35
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
May 25, 2022	Financing	Intrafamily Transfer			
Aug 19, 2020	Resale	Grant Deed	\$635,000	\$214	\$635K
May 26, 2004	Resale	Grant Deed	\$466,500	\$157	\$420K
Dec 3, 2002	Quitclaim	Quit Claim Transfer			
Nov 26, 2002	Quitclaim	Quit Claim Transfer			\$150K
Oct 2, 2001	Quitclaim	Quit Claim Transfer			
Sep 18, 1998	Resale	Grant Deed	\$250,000	\$84	\$148K
Oct 27, 1993	Quitclaim	Quit Claim Transfer			\$128K
Apr 7, 1989	Resale	Grant Deed	\$210,000	\$71	\$130K

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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