

Single Family Residence **RESIDENTIAL**

1104 RIVER ROCK DR

FOLSOM, CA 95630

\$709,360 TopHap Estimate · \$378 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,879 ft²

LIVING AREA

0.23 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$709K

\$669K low

\$749K high

Last Sale

\$196,000 · May 29, 1998

Est. Owner Equity

\$488,560

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,632 (2025)
Assessed Value	\$319,190
Previous Assessed	\$312,932

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

43
FLOOD

62
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 3, 1998	Quitclaim	Quit Claim Transfer			
May 29, 1998	Resale	Grant Deed	\$196,000	\$104	\$186K
Dec 14, 1989	Resale	Grant Deed	\$194,000	\$103	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.8 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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