

Single Family Residence

RESIDENTIAL

1101 RIVER ROCK DR

FOLSOM, CA 95630

\$853,027 TopHap Estimate · \$267 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,193 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$853K

\$825K low

\$881K high

Last Sale

\$425,000 · Mar 25, 2015

Est. Owner Equity

\$211,027

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,542 (2025)
Assessed Value	\$562,046
Previous Assessed	\$551,026

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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	\$/FT ²	LOAN
Nov 25, 2020	Quitclaim	Quit Claim Transfer			\$360K
Nov 25, 2020	Quitclaim	Quit Claim Transfer			
Aug 7, 2020	Quitclaim	Quit Claim Transfer			
Mar 18, 2015	Resale	Grant Deed	\$425,000	\$133	\$300K
Jul 17, 2010	Financing	Intrafamily Transfer			\$343K
Jun 5, 2006	Financing	Intrafamily Transfer			\$350K
Jan 25, 2005	Financing	Intrafamily Transfer			\$343K
Apr 24, 1990	Resale	Grant Deed	\$250,000	\$78	\$168K

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	Absentee owner
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