

Single Family Residence **RESIDENTIAL**

189 RIVER RIDGE WAY

FOLSOM, CA 95630

\$869,486 TopHap Estimate · \$353 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,462 ft²

LIVING AREA

0.34 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$869K

\$819K low

\$920K high

Last Sale

\$613,000 · May 23, 2017

Est. Owner Equity

\$380,736

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,760 (2025)
Assessed Value	\$725,662
Previous Assessed	\$711,434

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.34
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

50
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2017	Resale	Grant Deed	\$613,000	\$249	\$489K
Jul 23, 2007	Quitclaim	Quit Claim Transfer			
Nov 12, 2003	Resale	Grant Deed	\$475,500	\$193	\$380K
Feb 13, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.7 mi
Folsom Lake High School	High	9–12	3.6 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

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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