

Single Family Residence

RESIDENTIAL

270 RIVER RIDGE WAY

FOLSOM, CA 95630

\$872,323 TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,541 ft²

LIVING AREA

0.27 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$872K

\$834K low

\$910K high

Last Sale

\$455,000 · Jun 30, 2014

Est. Owner Equity

\$481,323

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,476 (2025)
Assessed Value	\$605,605
Previous Assessed	\$593,732

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

14 FLOOD	47 WILDFIRE	58 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2020	Quitclaim	Quit Claim Transfer			\$391K
Jun 25, 2014	Resale	Grant Deed	\$455,000	\$179	\$364K
Sep 3, 2003	Resale	Grant Deed	\$430,000	\$169	\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.8 mi
Folsom Lake High School	High	9–12	3.8 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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