

Single Family Residence **RESIDENTIAL**

250 RIVER RIDGE WAY

FOLSOM, CA 95630

\$857,504 TopHap Estimate · \$353 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,426 ft²

LIVING AREA

0.3 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$858K

\$816K low

\$899K high

Last Sale

\$835,000 · Apr 16, 2026

Est. Owner Equity

\$857,504

TAX & ASSESSMENT

Property Tax	\$8,298 (2025)
Assessed Value	\$851,700
Previous Assessed	\$760,780

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.30
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36
FLOOD

60
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
Feb 20, 2026	Non-arms-length	Re-Recorded Document	\$835,000	\$344	
Feb 20, 2026	Non-arms-length	Re-Recorded Document	\$835,000	\$344	
Feb 20, 2026	Quitclaim	Quit Claim Transfer	\$835,000	\$344	
Jan 24, 2025	Resale	Grant Deed	\$835,000	\$344	
Sep 5, 2018	Resale	Grant Deed	\$682,000	\$281	
May 16, 2002	Resale	Grant Deed	\$475,500	\$196	\$190K
Jan 11, 2002	Resale	Grant Deed	\$345,000	\$142	\$276K
Dec 3, 1992	Resale	Grant Deed	\$255,000	\$105	\$202K
Mar 14, 1989	Resale	Grant Deed	\$285,000	\$117	\$228K

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	Absentee owner
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