

Single Family Residence **RESIDENTIAL**

106 RIVER RIDGE CT

FOLSOM, CA 95630

\$931,360 TopHap Estimate · \$337 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,760 ft²

LIVING AREA

0.43 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$931K

\$833K low

\$1M high

Last Sale

\$915,000 · Jul 25, 2025

Est. Owner Equity

\$416,360

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,269 (2025)
Assessed Value	\$915,000
Previous Assessed	\$673,455

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.43
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

49 FLOOD	61 WILDFIRE	59 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2025	Resale	Grant Deed	\$915,000	\$332	\$515K
Oct 28, 2024	Financing	Intrafamily Transfer			
Dec 30, 2002	Resale	Grant Deed	\$465,000	\$168	\$150K
Jul 28, 1993	Quitclaim	Quit Claim Transfer			\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.7 mi
Sutter Middle School	Middle	6–8	1.7 mi
Folsom Lake High School	High	9–12	3.7 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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