

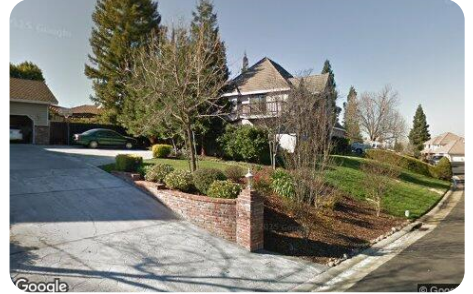
Single Family Residence

RESIDENTIAL

249 RIVER RIDGE WAY

FOLSOM, CA 95630

\$948,740 TopHap Estimate · \$340 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,791 ft²

LIVING AREA

0.29 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$949K

\$904K low

\$993K high

Last Sale

\$600,000 · Apr 3, 2014

Est. Owner Equity

\$451,740

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$8,022 (2025)
Assessed Value	\$750,215
Previous Assessed	\$735,506

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36 FLOOD	60 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
Mar 25, 2014	Resale	Grant Deed	\$600,000	\$215	\$417K
Mar 6, 2012	Quitclaim	Quit Claim Transfer			
Nov 27, 2002	Resale	Grant Deed	\$495,000	\$177	\$396K
Feb 26, 1998	Resale	Grant Deed	\$269,000	\$96	\$215K
May 27, 1993	Resale	Grant Deed	\$300,000	\$107	\$297K
Jan 20, 1993	Non-arms-length	Trustees Deed	\$218,589	\$78	

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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