

Single Family Residence

RESIDENTIAL

199 RIVER RIDGE WAY

FOLSOM, CA 95630

\$916,944 TopHap Estimate · \$341 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,688 ft²

LIVING AREA

0.28 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$917K

\$867K low

\$967K high

Last Sale

\$460,000 · Feb 22, 2013

Est. Owner Equity

\$446,944

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,102 (2025)
Assessed Value	\$577,773
Previous Assessed	\$566,445

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

56
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2015	Quitclaim	Quit Claim Transfer			
Dec 18, 2012	Resale	Grant Deed	\$460,000	\$171	\$345K
Sep 12, 2012	Non-arms-length	Trustees Deed	\$360,000	\$134	
Sep 21, 2005	Recorded document	Affidavit Of Death			
Sep 21, 2005	Quitclaim	Quit Claim Transfer			
Jul 10, 2001	Resale	Grant Deed	\$440,000	\$164	\$352K
Jul 21, 1998	Quitclaim	Quit Claim Transfer			
Jun 26, 1998	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	3.7 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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