

Single Family Residence **RESIDENTIAL**

279 RIVER RIDGE WAY

FOLSOM, CA 95630

\$805,696 TopHap Estimate · \$367 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,198 ft²

LIVING AREA

0.24 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$806K

\$766K low

\$845K high

Last Sale

\$455,000 · Aug 28, 2013

Est. Owner Equity

\$458,696

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,083 (2025)
Assessed Value	\$568,910
Previous Assessed	\$557,756

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

14
FLOOD

34
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
Mar 11, 2024	Financing	Intrafamily Transfer			\$347K
Nov 19, 2020	Quitclaim	Quit Claim Transfer			\$347K
Nov 19, 2020	Recorded document	Correction Deed			
Feb 26, 2020	Quitclaim	Quit Claim Transfer			\$339K
Feb 26, 2020	Quitclaim	Quit Claim Transfer			
Mar 29, 2019	Quitclaim	Quit Claim Transfer			
May 22, 2012	Quitclaim	Quit Claim Transfer			
May 11, 2012	Resale	Grant Deed	\$336,000	\$153	\$269K
Apr 23, 2012	Recorded document	Affidavit Of Death			
Oct 19, 2001	Resale	Grant Deed	\$320,000	\$146	
Sep 1, 1998	Resale	Grant Deed	\$165,000	\$75	\$168K

Mar 10, 1994 Quitclaim Quit Claim Transfer \$110K

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