

Single Family Residence **RESIDENTIAL**

290 RIVER RIDGE WAY

FOLSOM, CA 95630

\$764,589 TopHap Estimate · \$362 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,111 ft²
LIVING AREA

0.2 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$765K

\$712K low

\$818K high

Last Sale

\$285,000 · Aug 23, 2000

Est. Owner Equity

\$562,089

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,607 (2025)
Assessed Value	\$438,015
Previous Assessed	\$429,428

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

14
FLOOD

61
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
Oct 18, 2010	Quitclaim	Quit Claim Transfer			
Oct 18, 2010	Financing	Intrafamily Transfer			\$203K
Apr 14, 2003	Quitclaim	Quit Claim Transfer			
Apr 9, 2003	Quitclaim	Quit Claim Transfer			\$220K
Oct 10, 2002	Quitclaim	Quit Claim Transfer			
Aug 23, 2000	Resale	Grant Deed	\$285,000	\$135	\$135K
Jun 18, 1998	Quitclaim	Quit Claim Transfer			\$196K
Jun 18, 1998	Quitclaim	Quit Claim Transfer			
Jun 10, 1994	Resale	Grant Deed	\$230,000	\$109	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carl H. Sundahl Elementary School	Elementary	KG–5	0.8 mi
Sutter Middle School	Middle	6–8	1.9 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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