

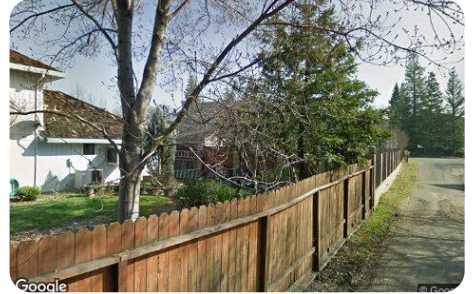
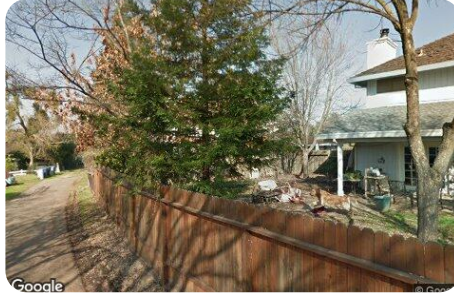
Single Family Residence

RESIDENTIAL

1130 RIVER ROCK DR

FOLSOM, CA 95630

\$741,530 TopHap Estimate · \$330 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,244 ft²

LIVING AREA

0.23 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$742K

\$689K low

\$794K high

Last Sale

\$223,000 · Sep 17, 1999

Est. Owner Equity

\$569,530

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,184 (2025)
Assessed Value	\$366,555
Previous Assessed	\$359,369

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 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
Sep 17, 1999	Resale	Grant Deed	\$223,000	\$99	\$156K
Nov 17, 1993	Resale	Grant Deed	\$185,000	\$82	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.8 mi

District: San Juan 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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