

Single Family Residence **RESIDENTIAL**

1118 RIVER ROCK DR

FOLSOM, CA 95630

\$916,906 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,923 ft²
LIVING AREA

0.24 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$917K

\$876K low

\$958K high

Last Sale

\$890,000 · Mar 16, 2022

Est. Owner Equity

\$382,906

Loan-to-Value

58%

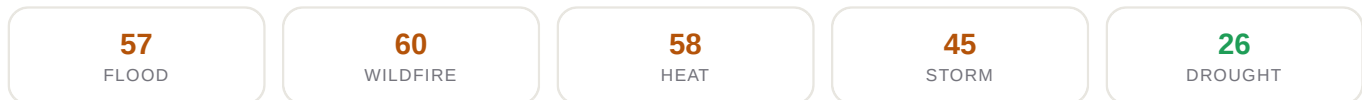
TAX & ASSESSMENT

Property Tax	\$11,214 (2025)
Assessed Value	\$963,362
Previous Assessed	\$944,474

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



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2022	Resale	Grant Deed	\$890,000	\$304	\$534K
Dec 26, 2019	Resale	Grant Deed	\$599,000	\$205	\$562K
Aug 11, 2010	Resale	Grant Deed	\$489,000	\$167	\$483K
May 8, 2006	Recorded document	Grant Deed			
Jun 2, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.1 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.7 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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