

Single Family Residence **RESIDENTIAL**

# 1116 RIVER ROCK DR

FOLSOM, CA 95630

**\$1,011,431** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**3,349 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$1M**

\$943K low

\$1.1M high

Est. Owner Equity

**\$752,431**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,163 (2025) |
| Assessed Value    | \$450,670      |
| Previous Assessed | \$441,834      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**74**  
FLOOD

**60**  
WILDFIRE

**58**  
HEAT

**45**  
STORM

**26**  
DROUGHT

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

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>49</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>81,616</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|