

Single Family Residence **RESIDENTIAL**

1122 RIVER ROCK DR

FOLSOM, CA 95630

\$773,756 TopHap Estimate · \$285 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,719 ft²

LIVING AREA

0.19 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$774K

\$739K low

\$809K high

Last Sale

\$765,000 · Dec 4, 2025

Est. Owner Equity

\$85,256

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$8,225 (2025)
Assessed Value	\$765,000
Previous Assessed	\$692,754

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

42
FLOOD

62
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2025	Resale	Grant Deed	\$765,000	\$281	\$689K
Nov 16, 2020	Quitclaim	Quit Claim Transfer			
Nov 13, 2020	Resale	Grant Deed	\$640,000	\$235	\$512K
Jul 15, 2016	Quitclaim	Quit Claim Transfer			\$374K
Mar 30, 2015	Quitclaim	Quit Claim Transfer			
Mar 9, 2015	Quitclaim	Quit Claim Transfer			\$373K
Aug 18, 2008	Quitclaim	Quit Claim Transfer			
Aug 15, 2008	Financing	Grant Deed			
May 12, 1998	Resale	Grant Deed	\$225,000	\$83	
May 16, 1996	Non-arms-length	Grant Deed	\$71,000	\$26	
Feb 23, 1990	Quitclaim	Quit Claim Transfer			\$20K
Mar 3, 1988	Quitclaim	Quit Claim Transfer			\$125K

Feb 4, 1988	Resale	Grant Deed	\$64,000	\$24
Jan 26, 1988	Resale	Grant Deed	\$43,000	\$16
Jan 8, 1988	Resale	Trustees Deed	\$38,000	\$14

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	1.7 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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