

Single Family Residence **RESIDENTIAL**

1113 RIVER ROCK DR

FOLSOM, CA 95630

\$727,869 TopHap Estimate · \$364 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,998 ft²
LIVING AREA

0.24 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

8
ROOMS

3
PARKING

VALUATION

\$728K

\$678K low

\$778K high

Est. Owner Equity

\$727,869

TAX & ASSESSMENT

Property Tax	\$3,124 (2025)
Assessed Value	\$268,351
Previous Assessed	\$263,090

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

26 FLOOD	35 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
Oct 4, 2018	Quitclaim	Quit Claim Transfer			
May 26, 2009	Quitclaim	Quit Claim Transfer			
May 26, 2009	Quitclaim	Quit Claim Transfer			

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------