

Single Family Residence **RESIDENTIAL**

1106 RIVER ROCK DR

FOLSOM, CA 95630

\$914,863 TopHap Estimate · \$279 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

3,280 ft²
LIVING AREA

0.4 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$915K

\$852K low

\$978K high

Last Sale

\$620,000 · Mar 13, 2023

Est. Owner Equity

\$449,863

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$7,659 (2025)
Assessed Value	\$657,948
Previous Assessed	\$645,048

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.40
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

16
FLOOD

54
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2023	Resale	Grant Deed	\$620,000	\$189	\$465K
May 25, 2018	Quitclaim	Quit Claim Transfer			
Dec 16, 2006	Recorded document	Grant Deed			
Dec 18, 2006	Recorded document	Grant Deed			
Mar 23, 2004	Quitclaim	Quit Claim Transfer			
Mar 23, 2004	Resale	Grant Deed	\$485,000	\$148	\$388K
Dec 31, 2002	Financing	Grant Deed			\$255K
Jan 17, 1997	Non-arms-length	Grant Deed	\$10,000	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.8 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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