

Single Family Residence

RESIDENTIAL

1289 RIVER RIDGE DR

REDDING, CA 96003

\$525,747 TopHap Estimate · \$286 / ft² · confidence 97 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,839 ft²

LIVING AREA

0.27 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$526K

\$510K low

\$542K high

Last Sale

\$525,000 · May 4, 2026

Est. Owner Equity

\$525,747

TAX & ASSESSMENT

Property Tax	\$5,878 (2025)
Assessed Value	\$520,200
Previous Assessed	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2026	Resale	Grant Deed	\$525,000	\$285	\$335K
Sep 1, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Sep 1, 2023	Financing	Intrafamily Transfer			
Aug 12, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Sep 24, 1999	Resale	Grant Deed	\$165,000	\$90	
Jul 20, 1994	Quitclaim	Quit Claim Transfer			
Jul 20, 1994	Resale	Trustees Deed	\$152,000	\$83	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.5 mi
Central Valley High School	High	9–12	5.0 mi

District: Gateway Unified School District



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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 96003

103 CRIME INDEX	105 AIR POLLUTION	43,470 POPULATION	\$73K MEDIAN IN-COME	60°F AVG TEMP	88% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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