

Single Family Residence **RESIDENTIAL**

19062 RIVER RANCH RD

ANDERSON, CA 96007

\$345,641 TopHap Estimate · \$225 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.34 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$346K

\$336K low

\$355K high

Last Sale

\$325,000 · Feb 18, 2022

Est. Owner Equity

\$345,641

TAX & ASSESSMENT

Property Tax	\$3,829 (2025)
Assessed Value	\$351,789
Previous Assessed	\$344,892

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

36 FLOOD	46 WILDFIRE	65 HEAT	64 STORM	9 DROUGHT
-------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2023	Financing	Intrafamily Transfer			
Feb 16, 2022	Resale	Grant Deed	\$325,000	\$212	
Aug 10, 2021	Financing	Intrafamily Transfer			
Aug 1, 2014	Quitclaim	Quit Claim Transfer			
May 30, 2014	Financing	Affidavit Of Death Of Joint Tenant			\$55K
Apr 4, 1996	Resale	Grant Deed	\$100,000	\$65	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.0 mi
Meadow Lane Elementary School	Elementary	KG–5	4.1 mi
Anderson High School	High	9–12	4.1 mi

District: Cascade Union Elementary 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 96007

97 CRIME INDEX	103 AIR POLLUTION	24,104 POPULATION	\$62K MEDIAN IN-COME	62°F AVG TEMP	88% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------