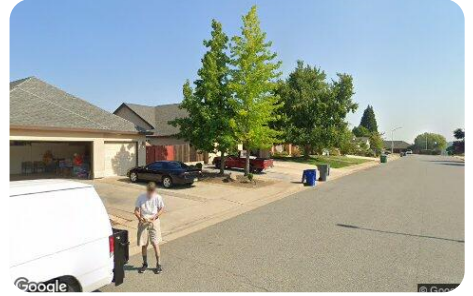


Single Family Residence **RESIDENTIAL**

1063 RIVER RIDGE DR

REDDING, CA 96003

\$621,094 TopHap Estimate · \$260 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,390 ft²
LIVING AREA

0.22 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

8
ROOMS

3
PARKING

VALUATION

\$621K

\$577K low

\$665K high

Last Sale

\$615,000 · Jun 4, 2025

Est. Owner Equity

\$36,844

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$6,335 (2025)
Assessed Value	\$627,300
Previous Assessed	\$550,800

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2025	Resale	Grant Deed	\$615,000	\$257	\$584K
Jul 13, 1999	Quitclaim	Quit Claim Transfer			\$168K
Oct 10, 1997	Resale	Grant Deed	\$185,000	\$77	\$148K
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 7, 1997	Resale	Grant Deed	\$200,000	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 mi
Central Valley High School	High	9–12	5.2 mi

District: Gateway 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 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	Absentee owner
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