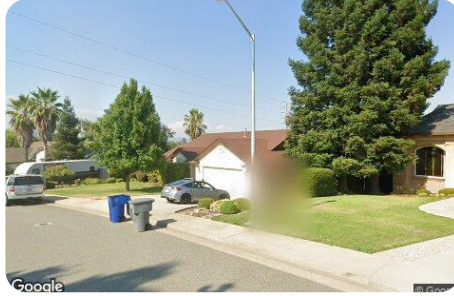


Single Family Residence **RESIDENTIAL**

1091 RIVER RIDGE DR

REDDING, CA 96003

\$643,403 TopHap Estimate · \$245 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,623 ft²

LIVING AREA

0.27 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$643K

\$621K low

\$666K high

Last Sale

\$597,000 · Dec 18, 2020

Est. Owner Equity

\$135,953

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,326 (2025)
Assessed Value	\$659,132
Previous Assessed	\$646,209

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.27
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2020	Resale	Grant Deed	\$597,000	\$228	\$507K
Sep 18, 2017	Resale	Grant Deed	\$575,000	\$219	\$424K
Oct 11, 2004	Quitclaim	Quit Claim Transfer			
Nov 19, 2003	Quitclaim	Quit Claim Transfer			
Nov 22, 1996	Resale	Grant Deed	\$230,000	\$88	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 mi
Central Valley High School	High	9–12	5.1 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	Owner occupied
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