

Single Family Residence **RESIDENTIAL**

19063 RIVER RANCH RD

ANDERSON, CA 96007

\$307,521 TopHap Estimate · \$205 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,497 ft²

LIVING AREA

0.35 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$308K

\$298K low

\$317K high

Est. Owner Equity

\$140,521

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,925 (2025)
Assessed Value	\$174,715
Previous Assessed	\$171,290

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.35
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

61
FLOOD

47
WILDFIRE

65
HEAT

64
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2021	Financing	Intrafamily Transfer			
May 4, 2004	Quitclaim	Quit Claim Transfer			
Oct 13, 1994	Resale	Grant Deed	\$102,000	\$68	\$70K

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

OWNERSHIP

Occupancy	Owner occupied
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