

Single Family Residence

RESIDENTIAL

1225 RIVER RIDGE DR

REDDING, CA 96003

\$500,546 TopHap Estimate · \$287 / ft² · confidence 97 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,747 ft²

LIVING AREA

0.36 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$501K

\$487K low

\$514K high

Last Sale

\$475,000 · Aug 30, 2022

Est. Owner Equity

\$500,546

TAX & ASSESSMENT

Property Tax	\$5,701 (2025)
Assessed Value	\$504,073
Previous Assessed	\$494,190

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.36
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2022	Resale	Grant Deed	\$475,000	\$272	
May 28, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.5 mi
Central Valley High School	High	9–12	5.1 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

Absentee owner