

Single Family Residence

RESIDENTIAL

1070 RIVER RIDGE DR

REDDING, CA 96003

\$504,967 TopHap Estimate · \$232 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,176 ft²

LIVING AREA

0.23 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$505K

\$484K low

\$526K high

Last Sale

\$448,000 · Jun 15, 2021

Est. Owner Equity

\$86,967

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,519 (2025)
Assessed Value	\$494,626
Previous Assessed	\$484,928

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2023	Financing	Intrafamily Transfer			
Jun 14, 2021	Financing	Intrafamily Transfer			
Jun 14, 2021	Resale	Grant Deed	\$448,000	\$206	\$418K
Apr 5, 2017	Resale	Grant Deed	\$350,000	\$161	\$280K
Aug 20, 2014	Resale	Grant Deed	\$328,000	\$151	\$312K
Oct 2, 2003	Quitclaim	Quit Claim Transfer			
Aug 15, 1997	Resale	Grant Deed	\$168,500	\$77	
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 7, 1997	Resale	Grant Deed	\$200,000	\$92	

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	Owner occupied
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