

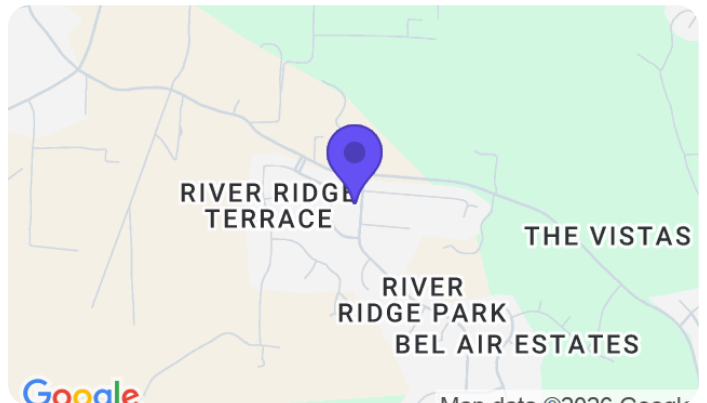
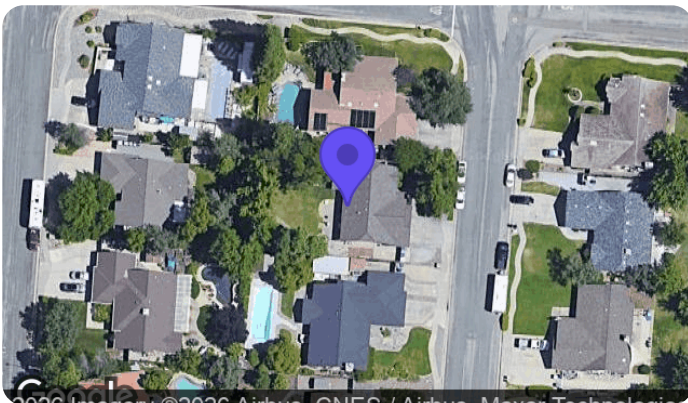
Single Family Residence

RESIDENTIAL

1476 RIVER RIDGE DR

REDDING, CA 96003

\$386,591 TopHap Estimate · \$241 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,601 ft²

LIVING AREA

0.2 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$387K

\$358K low

\$415K high

Last Sale

\$380,000 · Sep 30, 2024

Est. Owner Equity

\$13,474

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,422 (2025)
Assessed Value	\$387,600
Previous Assessed	\$380,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

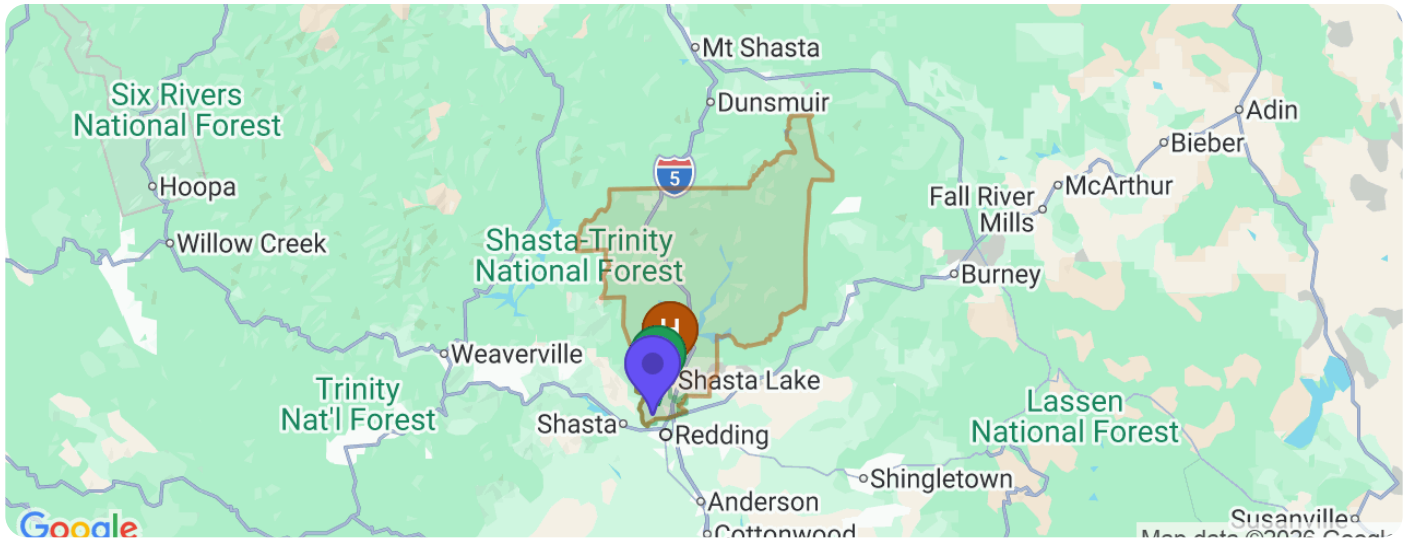
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2024	Resale	Grant Deed	\$380,000	\$237	\$373K
Jul 30, 2020	Resale	Grant Deed	\$329,000	\$205	\$304K
Oct 23, 2007	Recorded document	Grant Deed			
Apr 26, 2001	Resale	Grant Deed	\$156,000	\$97	\$141K
Jul 16, 1996	Resale	Grant Deed	\$125,000	\$78	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.4 mi
Central Valley High School	High	9–12	5.0 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------