

Single Family Residence

RESIDENTIAL

1413 RIVER RIDGE DR

REDDING, CA 96003

\$474,781 TopHap Estimate · \$225 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,110 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$475K

\$449K low

\$501K high

Last Sale

\$400,000 · Aug 31, 2020

Est. Owner Equity

\$324,781

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,015 (2025)
Assessed Value	\$441,628
Previous Assessed	\$432,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SHASTA
Lot (acres)	0.25
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2020	Resale	Grant Deed	\$400,000	\$190	\$150K
Nov 18, 2010	Financing	Grant Deed			\$162K
Dec 23, 1997	Resale	Grant Deed	\$153,000	\$73	
Jun 29, 1995	Resale	Grant Deed	\$164,000	\$78	
Jan 23, 1995	Resale	Grant Deed	\$187,500	\$89	

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

OWNERSHIP

Occupancy	Absentee owner
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