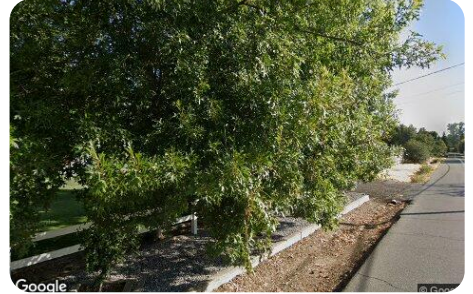


Single Family Residence **RESIDENTIAL**

18980 RIVER RANCH RD

ANDERSON, CA 96007

\$360,608 TopHap Estimate · \$212 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,700 ft²

LIVING AREA

0.5 ac

LOT SIZE

1967

YEAR BUILT

3

ROOMS

2

PARKING

VALUATION

\$361K

\$334K low

\$387K high

Last Sale

\$189,000 · Dec 3, 2008

Est. Owner Equity

\$167,751

Loan-to-Value

56%

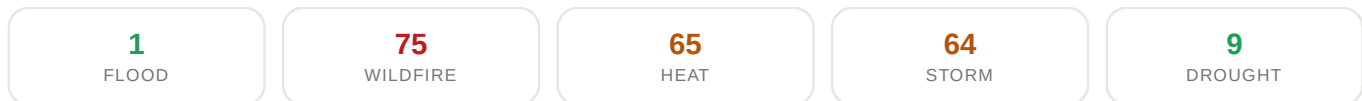
TAX & ASSESSMENT

Property Tax	\$2,639 (2025)
Assessed Value	\$248,234
Previous Assessed	\$243,368

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.50
Heating	Forced Air With Air Conditioning
Cooling	Evaporative
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2017	Quitclaim	Quit Claim Transfer			
Oct 13, 2008	Resale	Grant Deed	\$189,000	\$111	\$193K
May 28, 2008	Non-arms-length	Trustees Deed	\$198,900	\$117	
Oct 31, 2002	Resale	Grant Deed	\$200,500	\$118	\$176K
May 1, 2002	Quitclaim	Quit Claim Transfer			
Aug 27, 1997	Resale	Grant Deed	\$114,000	\$67	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.0 mi
Anderson High School	High	9–12	4.1 mi
Meadow Lane Elementary School	Elementary	KG–5	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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