

Single Family Residence **RESIDENTIAL**

19033 RIVER RANCH RD

ANDERSON, CA 96007

\$425,599 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,732 ft²

LIVING AREA

5 ac

LOT SIZE

1996

YEAR BUILT

3

ROOMS

VALUATION

\$426K

\$408K low

\$443K high

Last Sale

\$340,000 · Nov 27, 2007

Est. Owner Equity

\$375,599

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$4,945 (2025)
Assessed Value	\$455,513
Previous Assessed	\$446,582

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Garage	Garage, Detached
Pool	No

CLIMATE RISK

59
FLOOD

76
WILDFIRE

65
HEAT

64
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 25, 2014	Quitclaim	Quit Claim Transfer			
Nov 20, 2007	Resale	Grant Deed	\$340,000	\$196	
Oct 23, 2002	Resale	Grant Deed	\$285,000	\$165	\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	3.9 mi
Anderson High School	High	9–12	4.0 mi
Meadow Lane Elementary School	Elementary	KG–5	4.0 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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