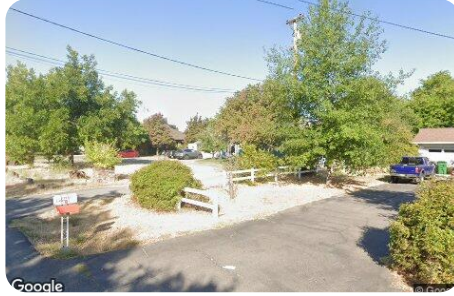


Single Family Residence **RESIDENTIAL**

18974 RIVER RANCH RD

ANDERSON, CA 96007

\$312,896 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,534 ft²

LIVING AREA

0.46 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$313K

\$300K low

\$326K high

Est. Owner Equity

\$180,396

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,713 (2025)
Assessed Value	\$162,143
Previous Assessed	\$158,965

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.46
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Mar 1, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.0 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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