

Single Family Residence **RESIDENTIAL**

18962 RIVER RANCH RD

ANDERSON, CA 96007

\$315,238 TopHap Estimate · \$233 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,352 ft²

LIVING AREA

1.33 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

3

ROOMS

1

PARKING

VALUATION

\$315K

\$301K low

\$329K high

Last Sale

\$248,000 · Jul 21, 2017

Est. Owner Equity

\$119,338

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,141 (2025)
Assessed Value	\$287,818
Previous Assessed	\$282,175

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2017	Resale	Grant Deed	\$248,000	\$183	\$198K
Jul 17, 2017	Quitclaim	Quit Claim Transfer			
Oct 13, 2004	Resale	Grant Deed	\$255,000	\$189	\$204K
Jan 13, 1995	Resale	Grant Deed	\$93,000	\$69	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.0 mi
Meadow Lane Elementary School	Elementary	KG–5	4.2 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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