

Single Family Residence **RESIDENTIAL**

18960 RIVER RANCH RD

ANDERSON, CA 96007

\$304,307 TopHap Estimate · \$245 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,242 ft²

LIVING AREA

1.2 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$304K

\$296K low

\$313K high

Last Sale

\$166,500 · Jan 31, 2013

Est. Owner Equity

\$134,410

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,295 (2025)
Assessed Value	\$209,121
Previous Assessed	\$205,021

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2025	Financing	Intrafamily Transfer			
Jan 29, 2013	Resale	Grant Deed	\$166,500	\$134	\$170K
Feb 16, 2011	Quitclaim	Quit Claim Transfer			
Jan 9, 2007	Quitclaim	Quit Claim Transfer			

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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