

Single Family Residence **RESIDENTIAL**

19004 RIVER RANCH RD

ANDERSON, CA 96007

\$302,414 TopHap Estimate · \$138 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,185 ft²

LIVING AREA

1.3 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

4

ROOMS

3

PARKING

VALUATION

\$302K

\$275K low

\$330K high

Last Sale

\$172,500 · Dec 13, 2019

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$2,039 (2025)
Assessed Value	\$205,038
Previous Assessed	\$188,649

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2022	Financing	Intrafamily Transfer			
Dec 11, 2019	Resale	Grant Deed	\$172,500	\$79	\$150K
Feb 21, 2018	Quitclaim	Quit Claim Transfer			
Oct 2, 2017	Non-arms-length	Trustees Deed	\$238,357	\$109	
May 7, 2010	Resale	Grant Deed	\$245,000	\$112	\$232K
Apr 25, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.1 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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