

Single Family Residence **RESIDENTIAL**

1493 RIVER RIDGE DR

REDDING, CA 96003

\$430,810 TopHap Estimate · \$226 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,908 ft²

LIVING AREA

0.25 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$431K

\$417K low

\$444K high

Est. Owner Equity

\$179,210

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,013 (2025)
Assessed Value	\$357,464
Previous Assessed	\$350,456

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.25
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.4 mi
Central Valley High School	High	9–12	5.0 mi

District: Gateway Unified 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 96003

103 CRIME INDEX	105 AIR POLLUTION	43,470 POPULATION	\$73K MEDIAN IN-COME	60°F AVG TEMP	88% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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