

Single Family Residence **RESIDENTIAL**

18964 RIVER RANCH RD

ANDERSON, CA 96007

\$311,838 TopHap Estimate · \$216 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,446 ft²

LIVING AREA

0.48 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$312K

\$297K low

\$327K high

Est. Owner Equity

\$311,838

TAX & ASSESSMENT

Property Tax	\$3,504 (2025)
Assessed Value	\$321,545
Previous Assessed	\$315,241

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.48
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2023	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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