

Single Family Residence

RESIDENTIAL

1119 RIVER RIDGE DR

REDDING, CA 96003

\$434,900 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,618 ft²

LIVING AREA

0.47 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$435K

\$422K low

\$447K high

Last Sale

\$435,000 · Jul 28, 2026

Est. Owner Equity

\$434,900

TAX & ASSESSMENT

Property Tax	\$4,441 (2025)
Assessed Value	\$389,310
Previous Assessed	\$381,677

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.47
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2026	Resale	Grant Deed	\$435,000	\$269	\$80K
Apr 13, 2026	Financing	Gift Deed			
Sep 9, 2022	Financing	Intrafamily Transfer			
Feb 17, 2022	Financing	Intrafamily Transfer			\$328K
Sep 4, 2019	Resale	Grant Deed	\$349,000	\$216	\$332K
Jun 13, 2013	Financing	Intrafamily Transfer			\$200K
Jun 23, 2008	Resale	Grant Deed	\$310,000	\$192	\$210K
May 27, 2008	Quitclaim	Quit Claim Transfer			
Aug 5, 2004	Resale	Grant Deed	\$345,000	\$213	
Aug 15, 2003	Non-arms-length	Grant Deed	\$14,000	\$9	\$175K
Jan 8, 2002	Quitclaim	Quit Claim Transfer			
Nov 9, 2001	Resale	Grant Deed	\$173,000	\$107	\$125K
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 7, 1997	Resale	Grant Deed	\$200,000	\$124	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 mi
Central Valley High School	High	9–12	5.1 mi

District: Gateway Unified School District



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

OWNERSHIP

Occupancy	Owner occupied
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