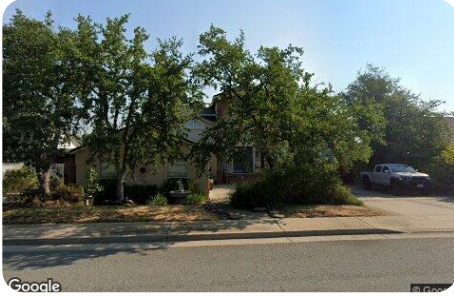


Single Family Residence **RESIDENTIAL**

1153 RIVER RIDGE DR

REDDING, CA 96003

\$561,474 TopHap Estimate · \$217 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,586 ft²
LIVING AREA

0.4 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$561K

\$534K low

\$588K high

Last Sale

\$427,000 · Jun 4, 2019

Est. Owner Equity

\$312,474

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,420 (2025)
Assessed Value	\$485,579
Previous Assessed	\$476,059

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.40
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 31, 2019	Resale	Grant Deed	\$427,000	\$165	\$249K
May 8, 2012	Quitclaim	Quit Claim Transfer			
May 16, 2005	Resale	Grant Deed	\$457,000	\$177	\$360K
Jun 4, 2001	Quitclaim	Quit Claim Transfer			
Jun 4, 2001	Resale	Grant Deed	\$300,000	\$116	\$185K
Nov 19, 1997	Resale	Grant Deed	\$270,500	\$105	
Aug 7, 1995	Resale	Grant Deed	\$32,000	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.5 mi
Central Valley High School	High	9–12	5.1 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
-----------	-----------------------