

Single Family Residence **RESIDENTIAL**

1336 RIVER RIDGE DR

REDDING, CA 96003

\$420,836 TopHap Estimate · \$214 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,963 ft²
LIVING AREA

0.26 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

12
ROOMS

2
PARKING

VALUATION

\$421K

\$390K low

\$451K high

Last Sale

\$271,000 · Jan 25, 2005

Est. Owner Equity

\$132,836

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,967 (2025)
Assessed Value	\$441,985
Previous Assessed	\$433,320

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.26
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2005	Resale	Grant Deed	\$271,000	\$138	\$217K
Feb 5, 1998	Resale	Grant Deed	\$140,000	\$71	\$100K
Apr 28, 1994	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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