

Single Family Residence **RESIDENTIAL**

1007 RIVER RIDGE DR

REDDING, CA 96003

\$455,404 TopHap Estimate · \$253 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,799 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$455K

\$408K low

\$503K high

Last Sale

\$317,000 · Dec 17, 2004

Est. Owner Equity

\$262,404

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,115 (2025)
Assessed Value	\$450,684
Previous Assessed	\$441,848

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2012	Quitclaim	Quit Claim Transfer			
Dec 15, 2004	Resale	Grant Deed	\$317,000	\$176	\$135K
Dec 31, 2002	Quitclaim	Quit Claim Transfer			
Dec 8, 1999	Resale	Grant Deed	\$165,500	\$92	\$132K
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 7, 1997	Resale	Grant Deed	\$200,000	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.7 mi
Central Valley High School	High	9–12	5.2 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	Absentee owner
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