

Single Family Residence **RESIDENTIAL**

1271 RIVER RIDGE DR

REDDING, CA 96003

\$450,313 TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,762 ft²

LIVING AREA

0.29 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$450K

\$425K low

\$475K high

Last Sale

\$325,000 · May 14, 2007

Est. Owner Equity

\$108,731

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,043 (2025)
Assessed Value	\$444,119
Previous Assessed	\$435,412

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2024	Financing	Intrafamily Transfer			
Jan 12, 2022	Financing	Intrafamily Transfer			\$142K
Apr 10, 2009	Quitclaim	Quit Claim Transfer			\$202K
May 17, 2008	Quitclaim	Quit Claim Transfer			
May 7, 2007	Resale	Grant Deed	\$325,000	\$184	\$200K
Mar 12, 2002	Quitclaim	Quit Claim Transfer			\$140K
Jun 12, 2000	Quitclaim	Quit Claim Transfer			
Mar 9, 2000	Quitclaim	Quit Claim Transfer			
Mar 9, 2000	Quitclaim	Quit Claim Transfer			
Dec 22, 1998	Resale	Grant Deed	\$140,000	\$79	\$112K
Mar 27, 1997	Resale	Grant Deed	\$140,000	\$79	\$136K
Aug 23, 1995	Quitclaim	Quit Claim Transfer			
Feb 27, 1995	Financing	Grant Deed			\$123K
Dec 7, 1994	Resale	Grant Deed	\$390,000	\$221	\$351K

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	Absentee owner
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