

Single Family Residence

RESIDENTIAL

1035 RIVER RIDGE DR

REDDING, CA 96003

\$528,917 TopHap Estimate · \$225 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,355 ft²

LIVING AREA

0.23 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$529K

\$459K low

\$599K high

Last Sale

\$370,000 · Feb 27, 2004

Est. Owner Equity

\$172,957

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,979 (2025)
Assessed Value	\$536,489
Previous Assessed	\$525,970

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	\$/FT ²	LOAN
Feb 1, 2005	Quitclaim	Quit Claim Transfer			
Feb 27, 2004	Resale	Grant Deed	\$370,000	\$157	\$296K
Jul 31, 2001	Resale	Grant Deed	\$249,000	\$106	\$190K
Jun 6, 1995	Non-arms-length	Grant Deed	\$14,500	\$6	

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	Owner occupied
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