

Single Family Residence

RESIDENTIAL

1056 RIVER RIDGE DR

REDDING, CA 96003

\$586,519

TopHap Estimate · \$214 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,744 ft²

LIVING AREA

0.38 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$587K

\$553K low

\$620K high

Last Sale

\$429,000 · Aug 6, 2004

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$6,870 (2025)
Assessed Value	\$617,597
Previous Assessed	\$605,488

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.38
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 16, 2007	Quitclaim	Quit Claim Transfer			\$210K
Aug 6, 2004	Resale	Grant Deed	\$429,000	\$156	\$334K
Jul 2, 1996	Resale	Grant Deed	\$278,000	\$101	\$247K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 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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