

Single Family Residence

**RESIDENTIAL**

# 1077 RIVER RIDGE DR

REDDING, CA 96003

**\$576,630**

TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,560 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**3**

PARKING

## VALUATION

**\$577K**

\$550K low

\$603K high

Last Sale

**\$415,000 · Jan 31, 2005**

Est. Owner Equity

**\$576,630**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,567 (2025) |
| Assessed Value    | \$590,027      |
| Previous Assessed | \$578,459      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | SHASTA                           |
| Lot (acres)   | 0.24                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Nov 28, 2016 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 31, 2005 | Resale    | Grant Deed          | \$415,000 | \$162              |        |
| Jul 6, 2000  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 3, 1994  | Resale    | Trustees Deed       | \$291,500 | \$114              | \$233K |
| Jan 3, 1994  | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Buckeye School of the Arts | Elementary | KG–8   | 1.6 mi   |
| Central Valley High School | High       | 9–12   | 5.1 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>43,470</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>88%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|