

Single Family Residence

RESIDENTIAL

1454 RIVER RIDGE DR

REDDING, CA 96003

\$487,430 TopHap Estimate · \$238 / ft² · confidence 94 · as of Jul 14, 2026



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BEDS

2

BATHS

2,046 ft²

LIVING AREA

0.25 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$487K

\$459K low

\$515K high

Last Sale

\$352,000 · Aug 2, 2004

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$5,583 (2025)
Assessed Value	\$500,450
Previous Assessed	\$490,638

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.25
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

34 FLOOD	83 WILDFIRE	68 HEAT	67 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2022	Financing	Intrafamily Transfer			
May 3, 2022	Financing	Intrafamily Transfer			
Mar 17, 2016	Quitclaim	Quit Claim Transfer			
Mar 17, 2016	Quitclaim	Quit Claim Transfer			
May 11, 2006	Quitclaim	Quit Claim Transfer			\$75K
Aug 2, 2004	Resale	Grant Deed	\$352,000	\$172	\$150K
Aug 28, 1998	Resale	Grant Deed	\$175,000	\$86	\$169K
Nov 27, 1996	Resale	Trustees Deed	\$160,000	\$78	\$165K
Nov 27, 1996	Resale	Trustees Deed	\$165,000	\$81	
Dec 22, 1993	Resale	Grant Deed	\$191,500	\$94	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.4 mi
Central Valley High School	High	9–12	5.0 mi

District: Gateway Unified School District



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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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