

Single Family Residence **RESIDENTIAL**

18938 RIVER RANCH RD

ANDERSON, CA 96007

\$363,067 TopHap Estimate · \$245 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,480 ft²

LIVING AREA

1.75 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$363K

\$353K low

\$373K high

Last Sale

\$360,000 · Sep 26, 2025

Est. Owner Equity

\$9,588

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,885 (2025)
Assessed Value	\$360,000
Previous Assessed	\$350,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2025	Resale	Grant Deed	\$360,000	\$243	\$353K
Sep 24, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Jul 15, 2005	Resale	Grant Deed	\$296,000	\$200	\$59K
Jun 30, 1994	Non-arms-length	Grant Deed	\$12,000	\$8	
Sep 28, 1993	Resale	Grant Deed	\$92,000	\$62	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.0 mi
Meadow Lane Elementary School	Elementary	KG–5	4.2 mi

District: Cascade Union Elementary 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.

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 NEIGHBORHOOD · ZIP 96007

97 CRIME INDEX	103 AIR POLLUTION	24,104 POPULATION	\$62K MEDIAN IN-COME	62°F AVG TEMP	88% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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