

Single Family Residence **RESIDENTIAL**

# 19009 RIVER RANCH RD

ANDERSON, CA 96007

**\$462,407** TopHap Estimate · \$160 / ft² · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,898 ft²**

LIVING AREA

**5 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**11**

ROOMS

**4**

PARKING

## VALUATION

**\$462K**

**\$396K low**

**\$528K high**

Last Sale

**\$325,000 · Nov 8, 2010**

Est. Owner Equity

**\$262,407**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,589 (2025) |
| Assessed Value    | \$424,701      |
| Previous Assessed | \$416,374      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | SHASTA                           |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Detached                 |
| Pool          | Yes                              |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Nov 4, 2010  | Resale          | Grant Deed          | \$325,000 | \$112              |        |
| Aug 31, 2004 | Quitclaim       | Quit Claim Transfer |           |                    | \$142K |
| May 7, 2004  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Apr 21, 2004 | Resale          | Grant Deed          | \$478,000 | \$165              | \$132K |
| Dec 31, 1998 | Non-arms-length | Grant Deed          | \$9,500   | \$3                | \$11K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Anderson Middle School        | Middle     | 6–8    | 3.9 mi   |
| Meadow Lane Elementary School | Elementary | KG–5   | 4.0 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.

### NEIGHBORHOOD · ZIP 96007

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>24,104</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>88%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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