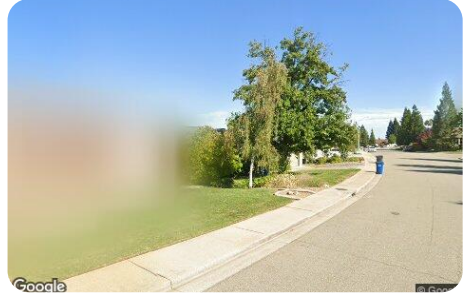


Single Family Residence **RESIDENTIAL**

1231 RIVER RIDGE DR

REDDING, CA 96003

\$533,973 TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,936 ft²

LIVING AREA

0.39 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$534K

\$502K low

\$566K high

Last Sale

\$390,000 · Aug 30, 2005

Est. Owner Equity

\$63,473

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,990 (2025)
Assessed Value	\$520,000
Previous Assessed	\$520,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.39
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2007	Quitclaim	Quit Claim Transfer			
Aug 24, 2005	Resale	Grant Deed	\$390,000	\$201	\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.5 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

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	Absentee owner
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