

Single Family Residence **RESIDENTIAL**

7050 RIVER DR

REDDING, CA 96001

\$248,638 TopHap Estimate · \$205 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,210 ft²

LIVING AREA

0.36 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$249K

\$244K low

\$254K high

Est. Owner Equity

\$125,638

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,173 (2025)
Assessed Value	\$118,443
Previous Assessed	\$116,121

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.36
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bonny View Elementary School	Elementary	KG–5	2.1 mi
Sequoia Middle School	Middle	6–8	4.8 mi
Shasta High School	High	9–12	5.6 mi

District: Redding 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 96001

112 CRIME INDEX	100 AIR POLLUTION	33,741 POPULATION	\$76K MEDIAN IN-COME	57°F AVG TEMP	88% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------