

Single Family Residence **RESIDENTIAL**

1259 RIVER RIDGE DR

REDDING, CA 96003

\$517,782 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,993 ft²

LIVING AREA

0.37 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$518K

\$485K low

\$551K high

Last Sale

\$480,000 · Jan 20, 2022

Est. Owner Equity

\$133,782

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,569 (2025)
Assessed Value	\$499,180
Previous Assessed	\$489,393

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.37
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 5, 2022	Resale	Grant Deed	\$480,000	\$241	\$384K
May 1, 2017	Resale	Grant Deed	\$340,000	\$171	\$254K
Mar 27, 2014	Resale	Grant Deed	\$299,000	\$150	\$284K
Aug 16, 2012	Financing	Intrafamily Transfer			\$194K
Aug 29, 2003	Resale	Grant Deed	\$269,000	\$135	\$190K
Mar 30, 2001	Resale	Grant Deed	\$183,000	\$92	\$174K
Feb 22, 1999	Resale	Grant Deed	\$164,000	\$82	\$131K
Dec 19, 1996	Resale	Grant Deed	\$149,000	\$75	\$134K
Aug 23, 1995	Quitclaim	Quit Claim Transfer			
Feb 27, 1995	Financing	Grant Deed			\$130K
Dec 7, 1994	Resale	Grant Deed	\$390,000	\$196	\$351K

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	Owner occupied
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