

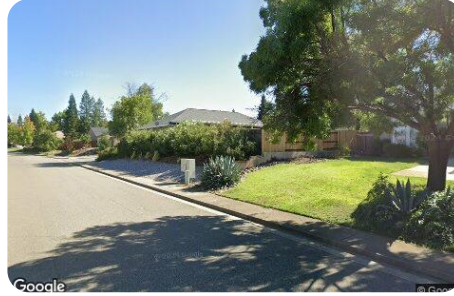
Single Family Residence

RESIDENTIAL

1264 RIVER RIDGE DR

REDDING, CA 96003

\$571,182 TopHap Estimate · \$209 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,728 ft²

LIVING AREA

0.31 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

4

ROOMS

3

PARKING

VALUATION

\$571K

\$545K low

\$597K high

Last Sale

\$529,000 · Jun 18, 2021

Est. Owner Equity

\$147,982

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,580 (2025)
Assessed Value	\$584,055
Previous Assessed	\$572,604

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHASTA
Lot (acres)	0.31
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2021	Resale	Grant Deed	\$529,000	\$194	\$423K
Jun 9, 2020	Quitclaim	Quit Claim Transfer			
Jan 15, 2014	Quitclaim	Quit Claim Transfer	\$25,000	\$9	
Mar 2, 2010	Resale	Grant Deed	\$392,500	\$144	
Mar 2, 2010	Resale	Grant Deed	\$380,000	\$139	\$300K
Oct 6, 2003	Resale	Grant Deed	\$356,000	\$130	\$285K
Oct 20, 1995	Resale	Grant Deed	\$236,500	\$87	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 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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