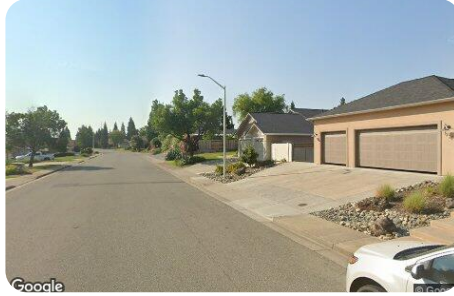


Single Family Residence **RESIDENTIAL**

1276 RIVER RIDGE DR

REDDING, CA 96003

\$465,132 TopHap Estimate · \$199 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,335 ft²

LIVING AREA

0.29 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

10

ROOMS

3

PARKING

VALUATION

\$465K

\$438K low

\$492K high

Last Sale

\$312,000 · Mar 31, 2003

Est. Owner Equity

\$247,632

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,581 (2025)
Assessed Value	\$409,199
Previous Assessed	\$401,177

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2014	Quitclaim	Quit Claim Transfer			
Mar 31, 2003	Resale	Grant Deed	\$312,000	\$134	\$212K
Dec 7, 2001	Resale	Grant Deed	\$260,000	\$111	
Nov 15, 1996	Resale	Grant Deed	\$25,000	\$11	
Mar 5, 1996	Resale	Grant Deed	\$194,000	\$83	\$175K
Jan 5, 1996	Non-arms-length	Trustees Deed	\$195,855	\$84	

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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