

Single Family Residence **RESIDENTIAL**

1283 RIVER RIDGE DR

REDDING, CA 96003

\$472,401 TopHap Estimate · \$253 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,866 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$472K

\$438K low

\$507K high

Last Sale

\$470,000 · Dec 31, 2025

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$4,228 (2025)
Assessed Value	\$470,000
Previous Assessed	\$369,644

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.28
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2025	Resale	Grant Deed	\$470,000	\$252	\$461K
Sep 30, 2003	Recorded document	Grant Deed			
Sep 30, 2003	Resale	Grant Deed	\$260,000	\$139	
Sep 7, 2000	Resale	Grant Deed	\$160,000	\$86	

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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