

Single Family Residence **RESIDENTIAL**

1361 RIVER RIDGE DR

REDDING, CA 96003

\$343,812 TopHap Estimate · \$227 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,516 ft²

LIVING AREA

0.22 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$344K

\$302K low

\$386K high

Last Sale

\$168,000 · Feb 29, 2012

Est. Owner Equity

\$167,312

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,449 (2025)
Assessed Value	\$215,092
Previous Assessed	\$210,876

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2012	Resale	Grant Deed	\$168,000	\$111	\$160K
Aug 25, 2011	Foreclosure sale	Trustees Deed	\$236,987	\$156	
Feb 27, 2004	Recorded document	Grant Deed			
Feb 27, 2004	Resale	Grant Deed	\$250,000	\$165	
Aug 3, 2001	Recorded document	Grant Deed			
Apr 30, 2001	Quitclaim	Quit Claim Transfer			
Apr 30, 2001	Resale	Grant Deed	\$157,500	\$104	\$117K
Jul 28, 2000	Resale	Grant Deed	\$147,000	\$97	\$100K
Jan 10, 1995	Resale	Grant Deed	\$131,000	\$86	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.5 mi
Central Valley High School	High	9–12	5.0 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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