

Single Family Residence **RESIDENTIAL**

1105 RIVER RIDGE DR

REDDING, CA 96003

\$415,254 TopHap Estimate · \$235 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,769 ft²
LIVING AREA

0.38 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

3
ROOMS

2
PARKING

VALUATION

\$415K

\$391K low

\$440K high

Last Sale

\$240,000 · Apr 4, 2003

Est. Owner Equity

\$152,859

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,980 (2025)
Assessed Value	\$354,529
Previous Assessed	\$347,579

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.39
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2004	Financing	Grant Deed			\$228K
Apr 4, 2003	Resale	Grant Deed	\$240,000	\$136	\$228K
Feb 5, 2003	Recorded document	Grant Deed			
Nov 5, 2002	Financing	Trustees Deed			\$111K
Sep 5, 2002	Resale	Grant Deed	\$32,000	\$18	
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 7, 1997	Resale	Grant Deed	\$200,000	\$113	

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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