

Single Family Residence **RESIDENTIAL**

1167 RIVER RIDGE DR

REDDING, CA 96003

\$408,479 TopHap Estimate · \$252 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,618 ft²

LIVING AREA

0.38 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$408K

\$396K low

\$421K high

Last Sale

\$328,500 · Oct 7, 2016

Est. Owner Equity

\$97,479

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,399 (2025)
Assessed Value	\$392,615
Previous Assessed	\$384,918

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.38
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2016	Resale	Grant Deed	\$328,500	\$203	\$263K
Mar 11, 2004	Quitclaim	Quit Claim Transfer			\$215K
Sep 15, 2003	Resale	Grant Deed	\$249,000	\$154	\$212K
Sep 13, 2001	Resale	Grant Deed	\$174,000	\$108	\$165K
Jul 17, 1997	Financing	Mortgage			\$1.5M
Jul 7, 1997	Resale	Grant Deed	\$200,000	\$124	

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	Owner occupied
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