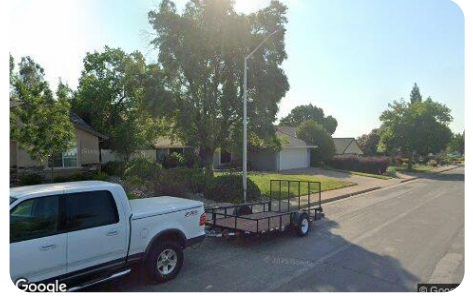


Single Family Residence **RESIDENTIAL**

1313 RIVER RIDGE DR

REDDING, CA 96003

\$415,264 TopHap Estimate · \$223 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,861 ft²
LIVING AREA

0.22 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$415K

\$404K low

\$426K high

Last Sale

\$244,500 · Dec 6, 2002

Est. Owner Equity

\$32,264

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,079 (2025)
Assessed Value	\$361,179
Previous Assessed	\$354,098

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2018	Quitclaim	Quit Claim Transfer			
Feb 6, 2007	Quitclaim	Quit Claim Transfer			\$318K
Feb 2, 2007	Recorded document	Grant Deed			
Oct 5, 2006	Quitclaim	Quit Claim Transfer			
Jan 3, 2003	Quitclaim	Quit Claim Transfer			
Dec 6, 2002	Resale	Grant Deed	\$244,500	\$131	\$232K
Dec 21, 2001	Financing	Grant Deed			\$141K
Sep 10, 2001	Resale	Grant Deed	\$33,000	\$18	
Jun 3, 1994	Resale	Grant Deed	\$34,000	\$18	

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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