

Single Family Residence

RESIDENTIAL

1320 RIVER RIDGE DR

REDDING, CA 96003

\$414,396 TopHap Estimate · \$229 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,810 ft²

LIVING AREA

0.24 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$414K

\$390K low

\$439K high

Last Sale

\$222,500 · Oct 15, 2010

Est. Owner Equity

\$414,396

TAX & ASSESSMENT

Property Tax	\$3,280 (2025)
Assessed Value	\$290,748
Previous Assessed	\$285,048

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	SHASTA
Lot (acres)	0.24
Roof	Tile
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 8, 2010	Resale	Grant Deed	\$222,500	\$123	
Mar 22, 2010	Foreclosure sale	Trustees Deed	\$355,173	\$196	
Jul 26, 2002	Resale	Grant Deed	\$219,000	\$121	\$175K

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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