

Single Family Residence **RESIDENTIAL**

1049 RIVER RIDGE DR

REDDING, CA 96003

\$518,286 TopHap Estimate · \$206 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,521 ft²

LIVING AREA

0.22 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$518K

\$485K low

\$551K high

Last Sale

\$447,000 · Jul 10, 2017

Est. Owner Equity

\$102,286

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,888 (2025)
Assessed Value	\$521,096
Previous Assessed	\$510,879

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	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2017	Resale	Grant Deed	\$447,000	\$177	\$424K
Jan 3, 2003	Resale	Grant Deed	\$300,000	\$119	\$180K
May 30, 1996	Resale	Grant Deed	\$219,000	\$87	\$197K
Jun 6, 1995	Resale	Grant Deed	\$29,000	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 mi
Central Valley High School	High	9–12	5.2 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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