

Single Family Residence **RESIDENTIAL**

1112 RIVER RIDGE DR

REDDING, CA 96003

\$422,097 TopHap Estimate · \$237 / ft² · confidence 93 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,782 ft²

LIVING AREA

0.26 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$422K

\$394K low

\$450K high

Last Sale

\$415,000 · Sep 4, 2024

Est. Owner Equity

\$27,942

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,735 (2025)
Assessed Value	\$423,198
Previous Assessed	\$414,900

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.26
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2024	Financing	Intrafamily Transfer			
Aug 22, 2024	Resale	Grant Deed	\$415,000	\$233	\$394K
Nov 10, 2023	Financing	Intrafamily Transfer			
Mar 27, 2006	Quitclaim	Quit Claim Transfer			
Mar 27, 2006	Quitclaim	Quit Claim Transfer			\$320K
May 18, 2004	Quitclaim	Quit Claim Transfer			
May 11, 2004	Quitclaim	Quit Claim Transfer			\$212K

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



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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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