

Single Family Residence

RESIDENTIAL

1389 RIVER RIDGE DR

REDDING, CA 96003

\$555,810

TopHap Estimate · \$282 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,971 ft²

LIVING AREA

0.26 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$556K

\$491K low

\$621K high

Last Sale

\$550,000 · May 20, 2025

Est. Owner Equity

\$305,910

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,540 (2025)
Assessed Value	\$560,898
Previous Assessed	\$397,521

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.26
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2025	Resale	Grant Deed	\$550,000	\$279	\$250K
Jun 4, 2008	Resale	Grant Deed	\$269,000	\$136	\$242K
Nov 9, 2007	Non-arms-length	Trustees Deed	\$302,971	\$154	
Aug 3, 2005	Resale	Grant Deed	\$355,000	\$180	\$284K
May 15, 1997	Resale	Grant Deed	\$153,000	\$78	\$145K
Jan 28, 1997	Non-arms-length	Trustees Deed	\$126,000	\$64	

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	Absentee owner
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