

Single Family Residence

RESIDENTIAL

1175 RIVER RIDGE DR

REDDING, CA 96003

\$401,162 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,820 ft²

LIVING AREA

0.42 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$401K

\$380K low

\$422K high

Last Sale

\$285,000 · Dec 9, 2016

Est. Owner Equity

\$78,937

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,792 (2025)
Assessed Value	\$337,374
Previous Assessed	\$330,760

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.42
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2019	Quitclaim	Quit Claim Transfer			
Dec 5, 2016	Resale	Grant Deed	\$285,000	\$157	\$278K
Aug 28, 2001	Resale	Grant Deed	\$175,000	\$96	\$158K
Sep 15, 2000	Resale	Grant Deed	\$170,000	\$93	\$110K
May 10, 2000	Resale	Grant Deed	\$21,000	\$12	\$80K
Feb 1, 1999	Quitclaim	Quit Claim Transfer			
Feb 1, 1999	Quitclaim	Quit Claim Transfer			
Nov 18, 1998	Non-arms-length	Grant Deed	\$32,000	\$18	
Nov 15, 1996	Resale	Grant Deed	\$25,000	\$14	
Dec 8, 1994	Financing	Grant Deed			\$80K

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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