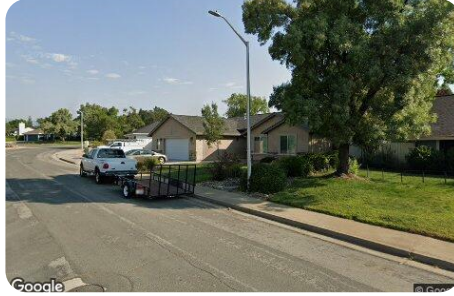


Single Family Residence **RESIDENTIAL**

1297 RIVER RIDGE DR

REDDING, CA 96003

\$441,572 TopHap Estimate · \$233 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,895 ft²

LIVING AREA

0.27 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$442K

\$430K low

\$453K high

Last Sale

\$385,000 · May 8, 2019

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,898 (2025)
Assessed Value	\$438,057
Previous Assessed	\$429,469

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.27
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2020	Quitclaim	Quit Claim Transfer			
May 6, 2019	Resale	Grant Deed	\$385,000	\$203	\$308K
Dec 1, 2017	Resale	Grant Deed	\$300,000	\$158	\$240K
Aug 20, 2015	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$488K

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	Owner occupied
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