

Single Family Residence **RESIDENTIAL**

1014 RIVER RIDGE DR

REDDING, CA 96003

\$458,459 TopHap Estimate · \$236 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,946 ft²

LIVING AREA

0.42 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$458K

\$429K low

\$488K high

Last Sale

\$450,000 · Jan 9, 2024

Est. Owner Equity

\$53,459

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,229 (2025)
Assessed Value	\$468,180
Previous Assessed	\$459,000

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	\$/FT ²	LOAN
Mar 30, 2024	Financing	Intrafamily Transfer			
Jan 3, 2024	Financing	Intrafamily Transfer			
Jan 3, 2024	Resale	Grant Deed	\$450,000	\$231	\$405K
Jun 3, 2002	Quitclaim	Quit Claim Transfer			
Jan 10, 2001	Resale	Grant Deed	\$189,000	\$97	
Aug 22, 2000	Resale	Grant Deed	\$35,000	\$18	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.7 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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