

Single Family Residence **RESIDENTIAL**

18948 RIVER RANCH RD

ANDERSON, CA 96007

\$368,959 TopHap Estimate · \$252 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,465 ft²

LIVING AREA

1.72 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$369K

\$353K low

\$385K high

Last Sale

\$360,500 · May 17, 2023

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$4,160 (2025)
Assessed Value	\$382,564
Previous Assessed	\$375,064

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
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 17, 2023	Financing	Intrafamily Transfer			
May 16, 2023	Resale	Grant Deed	\$360,500	\$246	\$372K
Aug 18, 2022	Resale	Grant Deed	\$228,000	\$156	
Sep 3, 2021	Non-arms-length	Trustees Deed	\$269,046	\$184	
Jun 20, 2001	Resale	Grant Deed	\$142,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anderson Middle School	Middle	6–8	4.0 mi
Meadow Lane Elementary School	Elementary	KG–5	4.2 mi

District: Cascade Union Elementary 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 96007

97 CRIME INDEX	103 AIR POLLUTION	24,104 POPULATION	\$62K MEDIAN IN-COME	62°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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