

Single Family Residence

RESIDENTIAL

1247 RIVER RIDGE DR

REDDING, CA 96003

\$417,111 TopHap Estimate · \$246 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,693 ft²

LIVING AREA

0.39 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$417K

\$395K low

\$439K high

Last Sale

\$280,000 · Nov 23, 2015

Est. Owner Equity

\$266,951

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,800 (2025)
Assessed Value	\$338,085
Previous Assessed	\$331,457

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.39
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2026	Financing	Affidavit			
Nov 19, 2015	Resale	Grant Deed	\$280,000	\$165	\$155K
Jul 31, 2001	Resale	Grant Deed	\$190,000	\$112	
Jun 16, 2000	Resale	Grant Deed	\$170,000	\$100	\$70K
Aug 20, 1993	Resale	Grant Deed	\$178,000	\$105	\$128K

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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