

Single Family Residence

RESIDENTIAL

1084 RIVER RIDGE DR

REDDING, CA 96003

\$449,827 TopHap Estimate · \$213 / ft² · confidence 97 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,109 ft²

LIVING AREA

0.23 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$450K

\$437K low

\$462K high

Est. Owner Equity

\$141,577

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,423 (2025)
Assessed Value	\$296,608
Previous Assessed	\$290,793

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.23
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2017	Financing	Intrafamily Transfer			\$308K
Apr 1, 2016	Quitclaim	Quit Claim Transfer			
Jul 24, 2014	Quitclaim	Quit Claim Transfer			
Mar 1, 2012	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.6 mi
Central Valley High School	High	9–12	5.2 mi

District: Gateway Unified School District



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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	Absentee owner
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