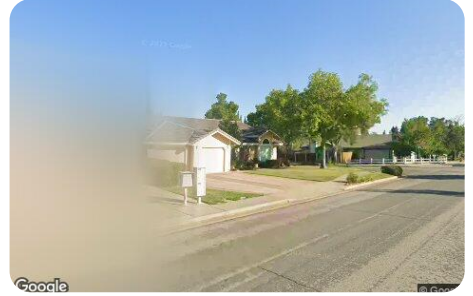


Single Family Residence **RESIDENTIAL**

1447 RIVER RIDGE DR

REDDING, CA 96003

\$404,008 TopHap Estimate · \$221 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,828 ft²
LIVING AREA

0.24 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

2
ROOMS

2
PARKING

VALUATION

\$404K

\$370K low

\$438K high

Est. Owner Equity

\$404,008

TAX & ASSESSMENT

Property Tax	\$3,991 (2025)
Assessed Value	\$348,346
Previous Assessed	\$341,516

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2011	Quitclaim	Quit Claim Transfer			
Jan 21, 2009	Quitclaim	Quit Claim Transfer			
Jan 21, 2009	Recorded document	Grant Deed			
Dec 3, 2003	Quitclaim	Quit Claim Transfer			
Mar 20, 2000	Resale	Grant Deed	\$132,000	\$72	
Jan 29, 1993	Non-arms-length	Grant Deed	\$157,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye School of the Arts	Elementary	KG–8	1.4 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	Absentee owner
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