

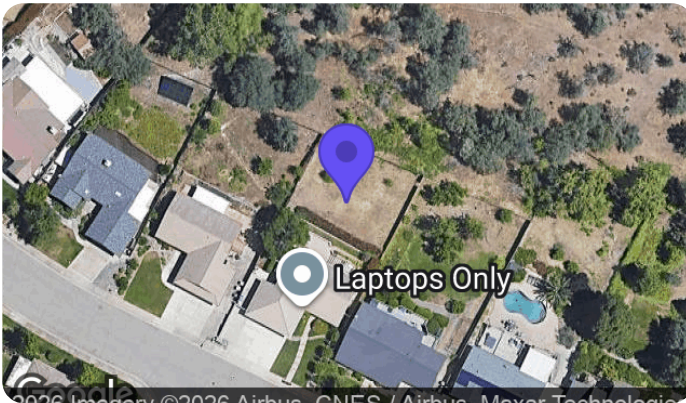
Single Family Residence

RESIDENTIAL

1197 RIVER RIDGE DR

REDDING, CA 96003

\$365,323 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,421 ft²

LIVING AREA

0.43 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$365K

\$352K low

\$379K high

Last Sale

\$220,000 · Feb 24, 2012

Est. Owner Equity

\$56,408

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$3,182 (2025)
Assessed Value	\$281,845
Previous Assessed	\$292,039

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.43
Garage	Garage, Attached
Pool	No

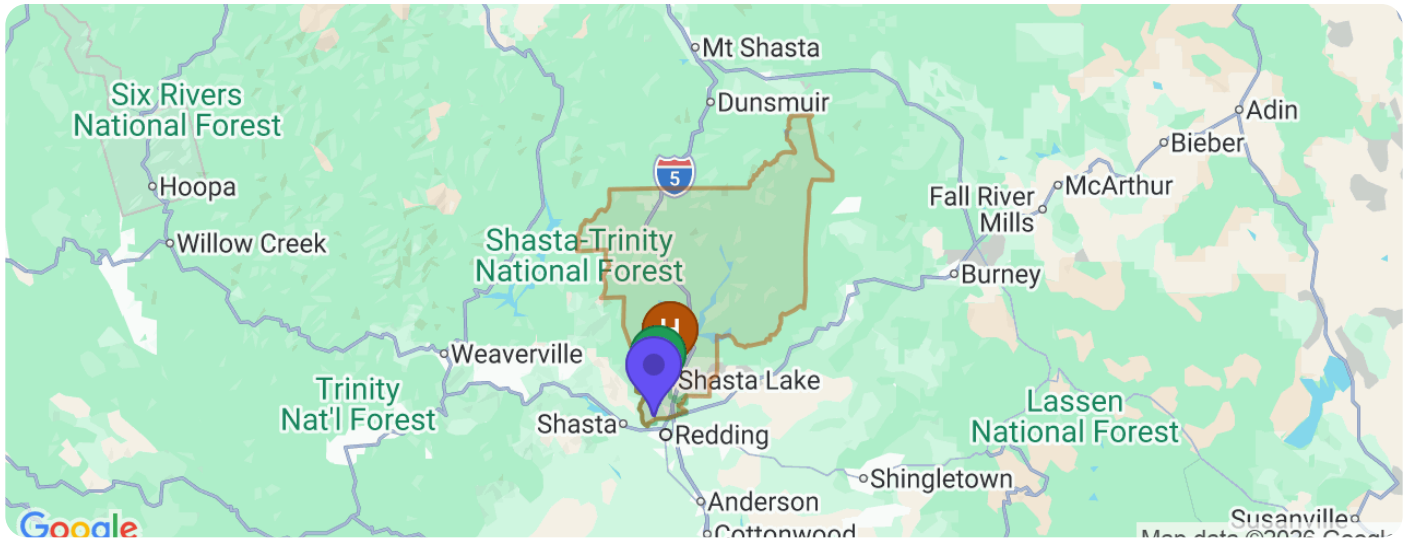
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2012	Resale	Grant Deed	\$220,000	\$155	\$227K
Jul 10, 2003	Quitclaim	Quit Claim Transfer			\$135K
Apr 6, 2001	Quitclaim	Quit Claim Transfer			\$114K
Jun 7, 2000	Resale	Grant Deed	\$141,000	\$99	\$112K
Apr 30, 1999	Resale	Grant Deed	\$245,000	\$172	\$162K
Mar 31, 1999	Recorded document	Grant Deed			
Aug 23, 1995	Quitclaim	Quit Claim Transfer			
Dec 7, 1994	Resale	Grant Deed	\$390,000	\$274	\$351K

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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