

Single Family Residence **RESIDENTIAL**

1211 RIVER RIDGE DR

REDDING, CA 96003

\$381,763 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,421 ft²

LIVING AREA

0.45 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$382K

\$371K low

\$392K high

Last Sale

\$244,000 · Aug 6, 2010

Est. Owner Equity

\$186,563

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,588 (2025)
Assessed Value	\$318,843
Previous Assessed	\$312,592

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.45
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2024	Financing	Intrafamily Transfer			
Aug 5, 2010	Resale	Grant Deed	\$244,000	\$172	\$195K
Dec 11, 2008	Recorded document	Affidavit Of Death			
Jun 6, 2007	Quitclaim	Quit Claim Transfer			
Jun 13, 2007	Quitclaim	Quit Claim Transfer			
Jun 13, 2007	Quitclaim	Quit Claim Transfer			\$174K
Nov 30, 2001	Quitclaim	Quit Claim Transfer			
Nov 15, 2001	Quitclaim	Quit Claim Transfer			\$116K
Nov 15, 2001	Quitclaim	Quit Claim Transfer			
Apr 28, 2000	Resale	Grant Deed	\$139,000	\$98	\$111K
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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