



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Assessor's Parcel Number:	112-010-006-000
Property Address:	198 QUARTZ HILL RD REDDING 96003
County, State:	Shasta County CA
Subdivision:	River Park Highlands Belair Estates
Lot Number:	N/A
Legal Description:	N/A
TRS:	T32N R5W SEC 26
Parcel Size:	1.17 Acres
Terrain Type:	Rolling Hill / Slope
Lot Dimensions:	179.78 feet North 359.56 feet East 215.46 feet South 352.14 feet West



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Elevation:	210.8 m or 691.4 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/zczJQLewchzwau0o8
GPS Coordinates (Center):	40.60662, -122.40402
GPS Coordinates (4 corners):	40.607058, -122.403677 NE 40.606097, -122.403559 SE 40.606089, -122.404347 SW 40.607054, -122.404342 NW
City or County Limits:	City
School District:	Redding elementary school district Shasta union high school district
Access To Property:	Yes, Quartz Hill Rd
Road Type:	Paved
Who Maintains Roads:	City



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Closest Highways:	CA-299
Closest Major City:	Redding, California (4 min, 2.1 miles)
Closest Small Town:	Keswick, California 96001 (8 min, 4.5 miles)
Closest Gas Station:	Shell, 2110 Eureka Way, Redding, CA 96001 (4 min, 1.7 miles)
Nearby Attractions:	Turtle Bay Exploration Park, 844 Sundial Bridge Drive, Redding, CA 96001 (7 min, 3.2 miles) Sundial Bridge, Sacramento River Trail, Redding, CA 96001 (8 min, 3.3 miles) Caldwell Park, 3 Quartz Hill Rd, Redding, CA 96003 (3min, 1.4 miles)
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$929
Assessed Actual Value:	\$929
Back Taxes Owed? If so amount owed:	\$0
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$0



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Notes: There is no tax on the property since its assessed value is below \$1,000.

Zoning & Restriction Information

Zoning / Property Use Code: SINGLE FAMILY RESIDNETIAL (RS-2)

What can be built on the property? Single Family Dwelling, etc. Please see attached file.

Time limit to build? 2 years from the date the construction permit is issued renewable yearly after that so long as progress is being made: i.e. minimum of 1 inspection every 6 months.

Is camping allowed? Per City, No

Camping restrictions if any: N/A

Are RV's allowed? Per City, No

RV restrictions if any: N/A

Are mobile homes allowed? Per City, Yes

Mobile home restrictions if any: See attached ordinances

Are tiny homes allowed? Per City, Yes

Tiny home restrictions if any: You would have to come up with a complete site-plan to get approval



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Are short term vacation rentals allowed?	Per City, Yes
Vacation rental restrictions if any:	See attached ordinances
Is property part of an HOA / POA?	City / County could not confirm association status and no relevant information could be found online. It does not appear to be part of any association, but it would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate if any.
CC&R Information:	N/A
Deed Availability:	There is a fee of \$3.50 for first page and \$1.50 for each additional page.
Deed Information:	Document Number: 2022-0020181
Notes:	This parcel is inside the City of Redding. The information above is based on City Restrictions. Unable to locate Subdivision CC&R's or Deed Restrictions, if any.

Utility Information

Water?	Would have to contact City of Redding 530-224-6068
Sewer / Septic?	Would have to contact City of Redding 530-224-6068
Electric?	Would have to contact Redding Electric Utility (530) 339-7200



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Gas?	Would have to contact Campora Propane Services (530-241-1770), Propane Refill at U-Haul (530) 223-0782).
Waste?	Would have to contact Redding Solid Waste (530) 224-6201, West Central Landfill 530-396-2555
Notes:	According to the City of Redding, water and sewer services are available on the opposite side of the road. Contact them for connection details / fees.

County Contact Information

County Website:	https://www.shastacounty.gov/
Assessor Website:	https://www.shastacounty.gov/assessor
Treasurer Website:	https://www.shastacounty.gov/tax-collector
Recorder Website:	https://www.shastacounty.gov/recorder
GIS Website:	https://gis.shastacounty.gov/portal/apps/webappviewer/index.html?id=4f98f0b9cadb415d8a3f2b8c5c1b2e8e
Zoning Link:	https://www.shastacounty.gov/planning
Phone number for Planning Dept:	(530) 225-5532 Within Shasta County: (800) 528-2850
Phone number for Recorder:	(530) 225-5671
Phone number for Treasurer:	(530) 225-5511



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Phone number for Assessor: (530) 225-3600
Toll Free: 1(800) 479-8009

City Website: <https://www.cityofredding.gov/index.php>

Phone number for City: https://www.cityofredding.gov/connect/contact_us.php

Notes: N/A