

Planned Unit Development (Pud)

RESIDENTIAL

14836 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$544,009

TopHap Estimate · \$221 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,464 ft²

LIVING AREA

0.46 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$544K

\$520K low

\$568K high

Last Sale

\$547,000 · Mar 17, 2026

Est. Owner Equity

\$51,709

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,970 (2025)
Assessed Value	\$524,436
Previous Assessed	\$514,154

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	BUTTE
Lot (acres)	0.46
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2026	Resale	Grant Deed	\$547,000	\$222	\$492K
Jul 10, 2020	Resale	Grant Deed	\$484,500	\$197	\$436K
Apr 21, 2015	Resale	Grant Deed	\$278,000	\$113	
Oct 3, 2014	Non-arms-length	Trustees Deed	\$410,000	\$166	
Jun 8, 1998	Quitclaim	Quit Claim Transfer			\$224K
Dec 9, 1992	Resale	Grant Deed	\$300,000	\$122	
Oct 16, 1987	Non-arms-length	Grant Deed	\$40,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.5 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.8 mi
Chico High School	High	9–12	11.3 mi

District: Chico 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 95942

152 CRIME INDEX	94 AIR POLLUTION	1,809 POPULATION	\$121K MEDIAN IN-COME	56°F AVG TEMP	83% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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