

Planned Unit Development (Pud)

RESIDENTIAL

14846 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$518,884 TopHap Estimate · \$169 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,079 ft²

LIVING AREA

0.46 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$519K

\$494K low

\$544K high

Last Sale

\$455,000 · Feb 5, 2020

Est. Owner Equity

\$26,884

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,661 (2025)
Assessed Value	\$497,604
Previous Assessed	\$497,604

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.46
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2020	Resale	Grant Deed	\$455,000	\$148	\$364K
Jul 12, 2018	Quitclaim	Quit Claim Transfer			
May 8, 1987	Resale	Grant Deed	\$200,000	\$65	
Jan 1, 1986	Recorded document	Grant Deed			

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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