

Planned Unit Development (Pud)

RESIDENTIAL

14856 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$483,536 TopHap Estimate · \$205 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,359 ft²

LIVING AREA

0.46 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$484K

\$463K low

\$504K high

Last Sale

\$495,000 · Dec 14, 2023

Est. Owner Equity

\$483,536

TAX & ASSESSMENT

Property Tax	\$5,825 (2025)
Assessed Value	\$504,900
Previous Assessed	\$504,900

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
Dec 6, 2023	Resale	Grant Deed	\$495,000	\$210	
Mar 3, 2023	Financing	Intrafamily Transfer			
May 10, 2017	Resale	Grant Deed	\$455,000	\$193	
Apr 19, 2017	Quitclaim	Quit Claim Transfer			
Apr 19, 2017	Recorded document	Affidavit Of Death			
Jun 16, 1989	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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