

Planned Unit Development (Pud)

RESIDENTIAL

14820 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$534,827 TopHap Estimate · \$239 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,237 ft²

LIVING AREA

0.46 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$535K

\$514K low

\$556K high

Last Sale

\$545,000 · Feb 15, 2022

Est. Owner Equity

\$534,827

TAX & ASSESSMENT

Property Tax

\$6,670 (2025)

Assessed Value

\$578,358

Previous Assessed

\$578,358

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2022	Resale	Grant Deed	\$545,000	\$244	
Oct 12, 1990	Resale	Grant Deed	\$245,000	\$110	\$40K
Jan 25, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.4 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.7 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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