

Planned Unit Development (Pud)

RESIDENTIAL

14831 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$516,379

TopHap Estimate · \$208 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,480 ft²

LIVING AREA

0.73 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$516K

\$495K low

\$538K high

Last Sale

\$498,000 · Nov 7, 2022

Est. Owner Equity

\$175,379

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,977 (2025)
Assessed Value	\$518,119
Previous Assessed	\$518,119

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.73
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2022	Resale	Grant Deed	\$498,000	\$201	\$341K
Mar 28, 2022	Resale	Grant Deed	\$644,000	\$260	
Feb 6, 2008	Financing	Intrafamily Transfer			\$300K
Dec 14, 2007	Quitclaim	Quit Claim Transfer			
Oct 24, 1994	Financing	Grant Deed			\$205K
Dec 29, 1993	Resale	Grant Deed	\$40,000	\$16	

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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