

Planned Unit Development (Pud)

RESIDENTIAL

14800 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$536,766 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,816 ft²

LIVING AREA

0.46 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

3

ROOMS

3

PARKING

VALUATION

\$537K

\$511K low

\$562K high

Last Sale

\$526,000 · Jan 13, 2023

Est. Owner Equity

\$355,766

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax

\$6,312 (2025)

Assessed Value

\$547,250

Previous Assessed

\$547,250

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 10, 2023	Resale	Grant Deed	\$526,000	\$187	\$181K
Oct 12, 2020	Resale	Grant Deed	\$502,500	\$178	\$332K
Mar 5, 2008	Quitclaim	Quit Claim Transfer			
Apr 24, 2007	Quitclaim	Quit Claim Transfer			
Mar 26, 1997	Quitclaim	Quit Claim Transfer			
Nov 19, 1990	Recorded document	Grant Deed			
Jan 1, 1986	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	11.2 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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