

Single Family Residence **RESIDENTIAL**

5481 ROSSWOOD LN

REDDING, CA 96001

\$320,774 TopHap Estimate · \$199 / ft² · confidence 79 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,612 ft²
LIVING AREA

0.57 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

3
ROOMS

3
PARKING

VALUATION

\$321K

\$252K low

\$389K high

Est. Owner Equity

\$184,774

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,570 (2025)
Assessed Value	\$157,434
Previous Assessed	\$154,348

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.57
Construction	Wood (Unspecified)
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2023	Financing	Transfer On Death Deed			
Feb 6, 2023	Financing	Intrafamily Transfer			\$81K
Aug 22, 2007	Recorded document	Affidavit Of Death			
Feb 23, 2006	Quitclaim	Quit Claim Transfer			
Jan 31, 2002	Quitclaim	Quit Claim Transfer			\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bonny View Elementary School	Elementary	KG–5	0.7 mi
Sequoia Middle School	Middle	6–8	3.1 mi
Shasta High School	High	9–12	4.1 mi

District: Redding Elementary 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 96001

112 CRIME INDEX	100 AIR POLLUTION	33,741 POPULATION	\$76K MEDIAN IN-COME	57°F AVG TEMP	88% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------