

Planned Unit Development (Pud)

RESIDENTIAL

14936 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$404,637

TopHap Estimate · \$201 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,015 ft²

LIVING AREA

0.57 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$405K

\$367K low

\$442K high

Est. Owner Equity

\$0

Loan-to-Value

132%

TAX & ASSESSMENT

Property Tax	\$3,405 (2025)
Assessed Value	\$294,424
Previous Assessed	\$294,424

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Butte
Lot (acres)	0.57
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2018	Quitclaim	Quit Claim Transfer			
Feb 22, 2018	Recorded document	Affidavit Of Death			
Sep 5, 2007	Quitclaim	Quit Claim Transfer			
Jan 1, 1986	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.7 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.0 mi
Chico High School	High	9–12	11.5 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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