

Planned Unit Development (Pud)

RESIDENTIAL

14954 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$728,307

TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,565 ft²

LIVING AREA

3.41 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

3

ROOMS

3

PARKING

VALUATION

\$728K

\$700K low

\$756K high

Est. Owner Equity

\$0

Loan-to-Value

123%

TAX & ASSESSMENT

Property Tax	\$7,874 (2025)
Assessed Value	\$690,000
Previous Assessed	\$690,000

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	3.41
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2021	Financing	Intrafamily Transfer			
Sep 25, 2017	Financing	Intrafamily Transfer			\$375K
Jul 8, 2013	Quitclaim	Quit Claim Transfer			
Jul 8, 2013	Quitclaim	Quit Claim Transfer			\$357K
Oct 22, 2010	Quitclaim	Quit Claim Transfer			
Oct 22, 2010	Financing	Intrafamily Transfer			\$399K
Apr 23, 2009	Quitclaim	Quit Claim Transfer			
Apr 23, 2009	Financing	Intrafamily Transfer			\$417K
Nov 9, 2007	Quitclaim	Quit Claim Transfer			
Mar 26, 2003	Quitclaim	Quit Claim Transfer			\$423K
Mar 11, 1993	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.8 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.1 mi
Chico High School	High	9–12	11.6 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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