

Planned Unit Development (Pud)

RESIDENTIAL

14799 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$454,732 TopHap Estimate · \$225 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,024 ft²

LIVING AREA

0.46 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$455K

\$420K low

\$490K high

Last Sale

\$414,000 · Oct 3, 2019

Est. Owner Equity

\$340,732

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,221 (2025)
Assessed Value	\$198,494
Previous Assessed	\$198,494

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
Sep 30, 2019	Resale	Grant Deed	\$414,000	\$205	\$114K
Apr 3, 2015	Resale	Grant Deed	\$355,000	\$175	\$355K
Jun 9, 2009	Quitclaim	Quit Claim Transfer			\$278K
Mar 3, 1997	Quitclaim	Quit Claim Transfer			
Feb 26, 1997	Quitclaim	Quit Claim Transfer			\$140K
Oct 6, 1994	Resale	Grant Deed	\$209,000	\$103	
Oct 25, 1993	Financing	Grant Deed			\$134K
Nov 5, 1992	Resale	Grant Deed	\$50,000	\$25	

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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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