

Single Family Residence **RESIDENTIAL**

5360 ROSSWOOD LN

REDDING, CA 96001

\$321,020 TopHap Estimate · \$236 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,358 ft²

LIVING AREA

0.24 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$321K

\$276K low

\$366K high

Last Sale

\$165,000 · Jun 25, 2024

Est. Owner Equity

\$150,575

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,109 (2025)
Assessed Value	\$301,716
Previous Assessed	\$295,800

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2024	Resale	Grant Deed	\$165,000	\$122	\$170K
Apr 1, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bonny View Elementary School	Elementary	KG–5	0.6 mi
Sequoia Middle School	Middle	6–8	3.0 mi
Shasta High School	High	9–12	4.0 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
-----------	----------------