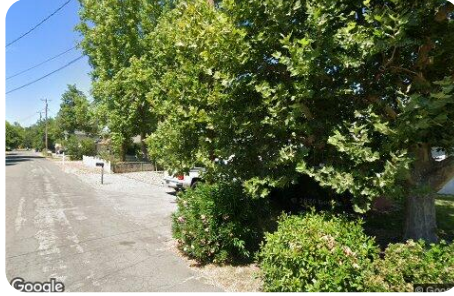


Single Family Residence **RESIDENTIAL**

5431 ROSSWOOD LN

REDDING, CA 96001

\$303,610 TopHap Estimate · \$243 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,252 ft²

LIVING AREA

0.48 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$304K

\$270K low

\$337K high

Est. Owner Equity

\$223,610

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,857 (2025)
Assessed Value	\$185,688
Previous Assessed	\$182,048

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.48
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2017	Quitclaim	Quit Claim Transfer			
Mar 24, 2003	Quitclaim	Quit Claim Transfer			
Mar 1, 1999	Quitclaim	Quit Claim Transfer			

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	4.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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