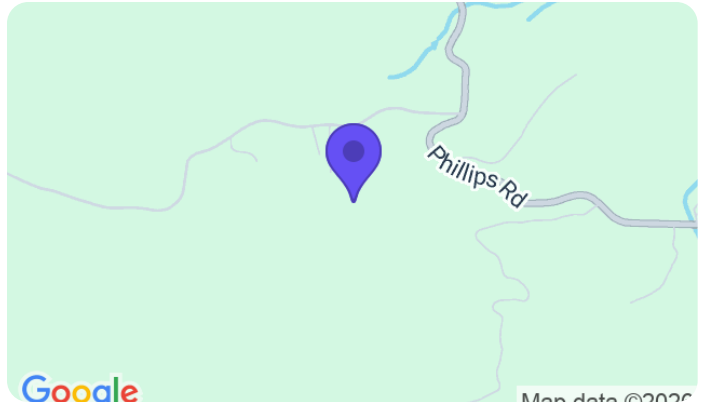


Rural Residence

RESIDENTIAL

BUZZARD ROOST RD

OAK RUN, CA 96069



1

BEDS

1

BATHS

334 ft²

LIVING AREA

5 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$60,000 · May 22, 2025

TAX & ASSESSMENT

Property Tax	\$253 (2025)
Assessed Value	\$40,800
Previous Assessed	\$22,518

PROPERTY FACTS

Property Type	Rural Residence
County	SHASTA
Construction	Tilt-Up Concrete
Pool	No

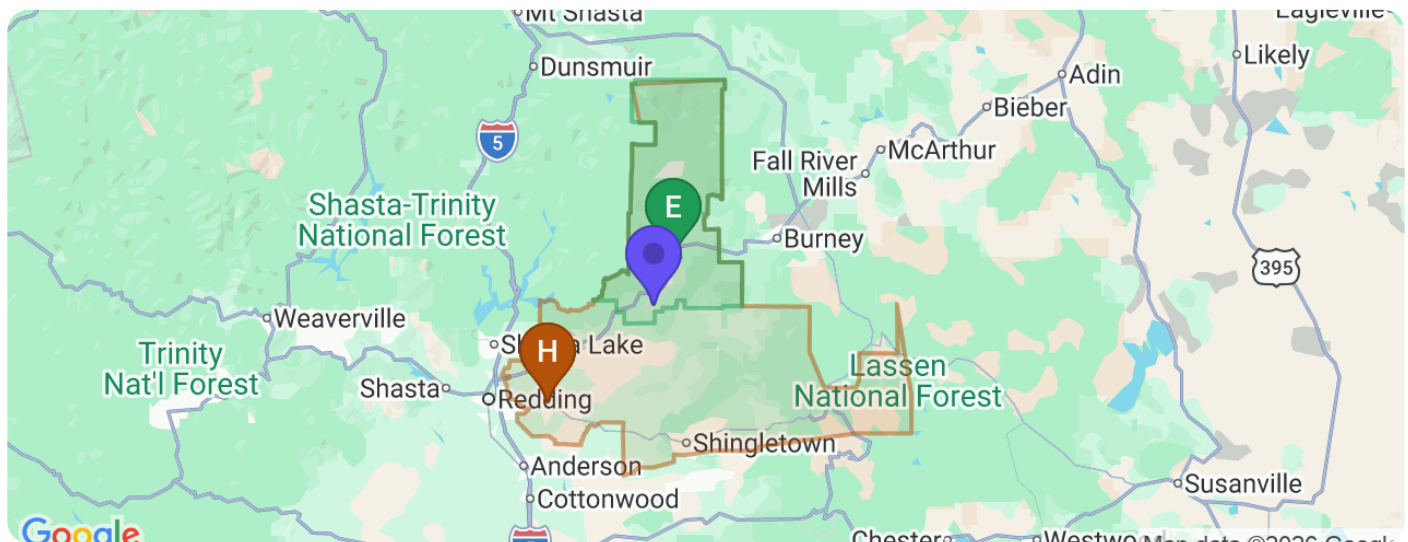
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2025	Financing	Affidavit Of Death Of Joint Tenant			
May 20, 2025	Resale	Grant Deed	\$60,000	\$180	
Apr 30, 2009	Resale	Grant Deed	\$12,500	\$37	
Jan 16, 2009	Non-arms-length	Trustees Deed	\$37,537	\$112	
Aug 5, 2004	Resale	Grant Deed	\$39,500	\$118	\$25K
Jun 30, 2004	Resale	Grant Deed	\$18,000	\$54	
Mar 30, 2004	Recorded document	Grant Deed			
Sep 30, 1997	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montgomery Creek Elementary School	Elementary	KG–8	6.8 mi
Foothill High School	High	9–12	18.9 mi

District: Shasta Union High 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 96069

122 CRIME INDEX	98 AIR POLLUTION	1,006 POPULATION	\$73K MEDIAN IN- COME	57°F AVG TEMP	88% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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