

Rural Residence

RESIDENTIAL

CA



4

BEDS

2

BATHS

2,040 ft<sup>2</sup>

LIVING AREA

13.69 ac

LOT SIZE

1984

YEAR BUILT

3

STORIES

4

ROOMS

VALUATION

Last Sale

\$700,000 · Apr 30, 2025

TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$231 (2025) |
| Assessed Value    | \$499,800    |
| Previous Assessed | \$15,327     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Rural Residence                  |
| County        | SHASTA                           |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Apr 15, 2025 | Resale | Grant Deed | \$700,000 | \$343              | \$560K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Shasta Lake School           | Middle     | KG–8   | 2.3 mi   |
| Grand Oaks Elementary School | Elementary | KG–5   | 2.4 mi   |
| Central Valley High School   | High       | 9–12   | 2.9 mi   |

District: Gateway 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.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|