

Rural Residence

RESIDENTIAL

CA

\$172,832 TopHap Estimate · \$76 / ft² · confidence 58 · as of Jul 14, 2026

3

BEDS

1

BATHS

2,288 ft²

LIVING AREA

5.04 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$173K

\$101K low

\$245K high

Last Sale

\$140,000 · Jun 10, 2004

Est. Owner Equity

\$106,532

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$1,848 (2025)

Assessed Value

\$179,805

Previous Assessed

\$176,280

PROPERTY FACTS

Property Type	Rural Residence
County	SHASTA
Pool	No

CLIMATE RISK

43 FLOOD	66 WILDFIRE	52 HEAT	81 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2019	Quitclaim	Quit Claim Transfer			
Jul 8, 2004	Quitclaim	Quit Claim Transfer			
Oct 2, 2001	Resale	Grant Deed	\$60,000	\$26	\$40K
Jul 14, 1994	Resale	Grant Deed	\$22,000	\$10	
Mar 1, 1994	Non-arms-length	Trustees Deed	\$32,874	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Run Elementary School	Elementary	KG–8	6.6 mi
Foothill High School	High	9–12	20.3 mi

District: Oak Run 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.

OWNERSHIP

Occupancy

Absentee owner