

Planned Unit Development (Pud)

RESIDENTIAL

14810 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$386,998 TopHap Estimate · \$202 / ft² · confidence 97 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,917 ft²

LIVING AREA

0.46 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

5

ROOMS

3

PARKING

VALUATION

\$387K

\$374K low

\$400K high

Last Sale

\$290,000 · Oct 23, 2015

Est. Owner Equity

\$0

Loan-to-Value

124%

TAX & ASSESSMENT

Property Tax

\$2,427 (2025)

Assessed Value

\$384,728

Previous Assessed

\$384,728

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.46
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 19, 2015	Resale	Grant Deed	\$290,000	\$151	\$90K
Oct 14, 2014	Quitclaim	Quit Claim Transfer			
Oct 14, 2014	Resale	Grant Deed	\$299,000	\$156	\$239K
Feb 27, 2014	Foreclosure sale	Trustees Deed	\$427,962	\$223	
Jul 19, 2010	Quitclaim	Quit Claim Transfer			
Jul 19, 2010	Quitclaim	Quit Claim Transfer			\$397K
Jun 26, 2006	Quitclaim	Quit Claim Transfer			
Jun 27, 2006	Resale	Grant Deed	\$610,000	\$318	\$417K
Feb 6, 2003	Resale	Grant Deed	\$300,000	\$156	\$240K
Oct 6, 1999	Resale	Grant Deed	\$239,000	\$125	\$203K
May 13, 1999	Quitclaim	Quit Claim Transfer			
May 12, 1999	Quitclaim	Quit Claim Transfer			
May 12, 1999	Quitclaim	Quit Claim Transfer			\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.4 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.7 mi
Chico High School	High	9–12	11.3 mi

District: Chico 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.

NEIGHBORHOOD · ZIP 95942

152 CRIME INDEX	94 AIR POLLUTION	1,809 POPULATION	\$121K MEDIAN IN-COME	56°F AVG TEMP	83% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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