

Rural Residence

RESIDENTIAL

22271 ROSEWOOD PL

COTTONWOOD, CA 96022

\$316,274 TopHap Estimate · \$209 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,515 ft²

LIVING AREA

0.27 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$316K

\$300K low

\$333K high

Last Sale

\$126,000 · Jan 9, 2015

Est. Owner Equity

\$256,274

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,991 (2025)
Assessed Value	\$177,742
Previous Assessed	\$174,257

PROPERTY FACTS

Property Type	Rural Residence
County	TEHAMA
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2014	Resale	Grant Deed	\$126,000	\$83	
Aug 25, 2014	Recorded document	Deed In Lieu Of Foreclosure			
Aug 29, 2014	Recorded document	Grant Deed			
Jan 18, 2002	Resale	Grant Deed	\$127,000	\$84	\$131K
Aug 21, 1998	Resale	Grant Deed	\$85,000	\$56	\$84K
Mar 10, 1998	Non-arms-length	Trustees Deed	\$87,000	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Evergreen Elementary School	Elementary	KG–4	6.3 mi
Evergreen Middle School	Middle	5–8	6.5 mi
Red Bluff High School	High	9–12	12.8 mi

District: Evergreen Union 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 96022

82 CRIME INDEX	99 AIR POLLUTION	15,366 POPULATION	\$79K MEDIAN IN-COME	61°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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