

Planned Unit Development (Pud)

RESIDENTIAL

14770 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$527,371 TopHap Estimate · \$184 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,872 ft²

LIVING AREA

0.45 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$527K

\$508K low

\$547K high

Last Sale

\$540,000 · Feb 16, 2022

Est. Owner Equity

\$527,371

TAX & ASSESSMENT

Property Tax

\$5,692 (2025)

Assessed Value

\$500,283

Previous Assessed

\$500,283

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.45
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
Jun 26, 2025	Financing	Intrafamily Transfer			
Feb 8, 2022	Resale	Grant Deed	\$540,000	\$188	
Apr 1, 2005	Financing	Intrafamily Transfer			\$250K
Dec 22, 2004	Resale	Grant Deed	\$645,000	\$225	\$548K
Jul 24, 2002	Quitclaim	Quit Claim Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.3 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.6 mi
Chico High School	High	9–12	11.2 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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------