

Planned Unit Development (Pud)

RESIDENTIAL

14789 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$666,136 TopHap Estimate · \$229 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,911 ft²

LIVING AREA

0.72 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$666K

\$631K low

\$702K high

Last Sale

\$655,000 · Feb 22, 2022

Est. Owner Equity

\$474,636

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$7,932 (2025)
Assessed Value	\$695,090
Previous Assessed	\$695,090

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Butte
Lot (acres)	0.72
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2022	Resale	Grant Deed	\$655,000	\$225	\$200K
Sep 15, 2020	Quitclaim	Quit Claim Transfer			
Sep 11, 2006	Quitclaim	Quit Claim Transfer			
Jan 26, 2006	Financing	Trustees Deed			\$520K
Jul 8, 2004	Resale	Grant Deed	\$145,000	\$50	
Dec 8, 1999	Resale	Grant Deed	\$45,000	\$15	\$36K
Apr 13, 1990	Resale	Grant Deed	\$71,500	\$25	
Jan 1, 1986	Recorded document	Grant Deed			

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

OWNERSHIP

Occupancy	Owner occupied
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