

Planned Unit Development (Pud)

RESIDENTIAL

14809 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$427,936 TopHap Estimate · \$214 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,999 ft²

LIVING AREA

0.46 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$428K

\$404K low

\$451K high

Last Sale

\$475,000 · Nov 7, 2022

Est. Owner Equity

\$339,936

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,611 (2025)
Assessed Value	\$319,330
Previous Assessed	\$319,330

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Conventional
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 31, 2022	Resale	Grant Deed	\$475,000	\$238	
Jul 25, 2020	Resale	Grant Deed	\$415,000	\$208	\$285K
May 19, 2016	Quitclaim	Quit Claim Transfer	\$126,500	\$63	\$253K
Dec 20, 2011	Resale	Grant Deed	\$241,000	\$121	\$193K
Jun 20, 2011	Foreclosure sale	Trustees Deed	\$313,241	\$157	
Mar 3, 2008	Quitclaim	Quit Claim Transfer			
Mar 15, 2007	Non-arms-length	Grant Deed	\$310,000	\$155	
Mar 15, 2007	Quitclaim	Quit Claim Transfer			\$310K
Mar 6, 2007	Resale	Grant Deed	\$440,000	\$220	
Jul 21, 2004	Quitclaim	Quit Claim Transfer			
Mar 5, 2004	Resale	Grant Deed	\$324,000	\$162	\$216K
Feb 2, 1995	Resale	Grant Deed	\$35,000	\$18	
Jan 1, 1986	Recorded document	Grant Deed			

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	11.2 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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