

Planned Unit Development (Pud)

RESIDENTIAL

14868 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$798,000

TopHap Estimate · \$196 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

4,062 ft²

LIVING AREA

0.73 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

3

ROOMS

4

PARKING

VALUATION

\$798K

\$766K low

\$830K high

Last Sale

\$598,000 · Oct 5, 2015

Est. Owner Equity

\$798,000

TAX & ASSESSMENT

Property Tax	\$8,080 (2025)
Assessed Value	\$707,904
Previous Assessed	\$694,025

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	BUTTE
Lot (acres)	0.73
Construction	Wood (Unspecified)
Foundation	No Foundation
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 20, 2019	Quitclaim	Quit Claim Transfer			
Sep 29, 2015	Resale	Grant Deed	\$598,000	\$147	
Aug 30, 2012	Quitclaim	Quit Claim Transfer			
Jul 13, 2004	Resale	Grant Deed	\$700,000	\$172	\$333K
Jul 24, 1996	Quitclaim	Quit Claim Transfer			
Jul 24, 1996	Quitclaim	Quit Claim Transfer			
Oct 20, 1989	Resale	Grant Deed	\$125,000	\$31	
Jan 1, 1986	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.6 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.8 mi
Chico High School	High	9–12	11.4 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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