

Planned Unit Development (Pud)

RESIDENTIAL

14878 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$647,352 TopHap Estimate · \$177 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,667 ft²

LIVING AREA

0.46 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$647K

\$587K low

\$708K high

Last Sale

\$667,000 · Jan 31, 2020

Est. Owner Equity

\$447,352

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,744 (2025)
Assessed Value	\$504,849
Previous Assessed	\$504,849

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.46
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 22, 2020	Resale	Grant Deed	\$667,000	\$182	\$200K
Jul 3, 2013	Quitclaim	Quit Claim Transfer			
May 16, 2013	Resale	Grant Deed	\$540,000	\$147	\$417K
Aug 26, 2010	Financing	Intrafamily Transfer			\$342K
Sep 16, 2004	Resale	Grant Deed	\$750,000	\$205	\$500K
Jun 16, 2003	Resale	Grant Deed	\$615,000	\$168	\$323K
Oct 19, 1993	Financing	Grant Deed			\$296K
Mar 25, 1992	Resale	Grant Deed	\$85,000	\$23	
May 7, 1990	Non-arms-length	Grant Deed	\$68,000	\$19	

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	9.9 mi

Chico High School	High	9–12	11.4 mi
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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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