

Planned Unit Development (Pud)

RESIDENTIAL

14906 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$552,915

TopHap Estimate · \$192 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,878 ft²

LIVING AREA

0.54 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

4

ROOMS

3

PARKING

VALUATION

\$553K

\$501K low

\$605K high

Last Sale

\$599,000 · May 6, 2021

Est. Owner Equity

\$13,815

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$6,110 (2025)
Assessed Value	\$529,608
Previous Assessed	\$529,608

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.54
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
May 3, 2021	Resale	Grant Deed	\$599,000	\$208	\$539K
May 10, 2013	Resale	Grant Deed	\$369,000	\$128	\$249K
Nov 9, 2005	Quitclaim	Quit Claim Transfer			
May 24, 2005	Resale	Grant Deed	\$690,000	\$240	\$552K
May 5, 1994	Resale	Grant Deed	\$80,000	\$28	
Jun 21, 1990	Non-arms-length	Grant Deed	\$85,000	\$30	

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

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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