

Single Family Residence **RESIDENTIAL**

5400 ROSSWOOD LN

REDDING, CA 96001

\$353,117 TopHap Estimate · \$177 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,000 ft²

LIVING AREA

0.5 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$353K

\$326K low

\$380K high

Last Sale

\$120,000 · Mar 2, 2004

Est. Owner Equity

\$193,117

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,707 (2025)
Assessed Value	\$262,182
Previous Assessed	\$257,042

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.50
Construction	Wood (Unspecified)
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2023	Financing	Intrafamily Transfer			
Mar 2, 2004	Quitclaim	Quit Claim Transfer			
Mar 2, 2004	Resale	Grant Deed	\$120,000	\$60	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bonny View Elementary School	Elementary	KG–5	0.6 mi
Sequoia Middle School	Middle	6–8	3.1 mi
Shasta High School	High	9–12	4.0 mi

District: Redding Elementary 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 96001

112 CRIME INDEX	100 AIR POLLUTION	33,741 POPULATION	\$76K MEDIAN IN-COME	57°F AVG TEMP	88% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------