

Single Family Residence **RESIDENTIAL**

# 5417 ROSSWOOD LN

REDDING, CA 96001

**\$293,121** TopHap Estimate · \$174 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,681 ft²**

LIVING AREA

**0.22 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

**1**

PARKING

## VALUATION

**\$293K**

\$270K low

\$316K high

Last Sale

**\$82,000 · Oct 28, 2011**

Est. Owner Equity

**\$162,121**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,037 (2025) |
| Assessed Value    | \$105,044      |
| Previous Assessed | \$102,985      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SHASTA                  |
| Lot (acres)   | 0.22                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 17, 2023 | Financing         | Intrafamily Transfer |           |                    |        |
| Jun 6, 2012  | Financing         | Intrafamily Transfer |           |                    | \$97K  |
| Oct 26, 2011 | Recorded document | Grant Deed           |           |                    |        |
| Oct 25, 2011 | Resale            | Grant Deed           | \$82,000  | \$49               |        |
| Apr 4, 2011  | Non-arms-length   | Trustees Deed        | \$101,128 | \$60               |        |
| Feb 13, 2004 | Resale            | Grant Deed           | \$175,500 | \$104              | \$140K |
| Jan 23, 2001 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Sep 29, 2000 | Resale            | Grant Deed           | \$92,000  | \$55               | \$80K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Bonny View Elementary School | Elementary | KG–5   | 0.7 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

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

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

## OWNERSHIP

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