

Duplex (2 Units, Any Combination) **RESIDENTIAL**

5443 ROSSWOOD LN
REDDING, CA 96001



3

BEDS

2

BATHS

2,514 ft²

LIVING AREA

0.54 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

2

ROOMS

2

PARKING

VALUATION

Last Sale

\$620,000 · May 7, 2026

TAX & ASSESSMENT

Property Tax	\$2,258 (2025)
Assessed Value	\$223,565
Previous Assessed	\$219,183

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	SHASTA
Lot (acres)	0.54
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2026	Resale	Grant Deed	\$620,000	\$247	
Aug 14, 2024	Financing	Intrafamily Transfer			\$40K
Aug 14, 2024	Financing	Intrafamily Transfer			
Dec 19, 2021	Financing	Deed			
Mar 19, 2021	Financing	Intrafamily Transfer			\$183K
Jul 20, 2016	Quitclaim	Quit Claim Transfer			
Nov 14, 2012	Non-arms-length	Grant Deed	\$178,000	\$71	
Nov 14, 2012	Resale	Grant Deed	\$178,000	\$71	\$136K
May 29, 2012	Foreclosure sale	Trustees Deed	\$179,190	\$71	
Feb 26, 2004	Resale	Grant Deed	\$171,000	\$68	\$128K

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

112 CRIME INDEX	100 AIR POLLUTION	33,741 POPULATION	\$76K MEDIAN IN-COME	57°F AVG TEMP	88% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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