

Single Family Residence **RESIDENTIAL**

5440 ROSSWOOD LN

REDDING, CA 96001

\$242,804 TopHap Estimate · \$231 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,050 ft²

LIVING AREA

0.35 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

3

ROOMS

1

PARKING

VALUATION

\$243K

\$230K low

\$256K high

Last Sale

\$160,000 · Mar 25, 2019

Est. Owner Equity

\$27,804

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,892 (2025)
Assessed Value	\$182,047
Previous Assessed	\$178,478

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.35
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2019	Resale	Grant Deed	\$160,000	\$152	\$163K
Oct 31, 2005	Quitclaim	Quit Claim Transfer			\$175K
Oct 31, 2005	Quitclaim	Quit Claim Transfer			
Nov 4, 2003	Resale	Grant Deed	\$139,000	\$132	\$111K
Sep 13, 1999	Quitclaim	Quit Claim Transfer			
Sep 13, 1999	Resale	Trustees Deed	\$44,500	\$42	

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

OWNERSHIP

Occupancy	Owner occupied
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