

Planned Unit Development (Pud)

RESIDENTIAL

14830 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$663,313 TopHap Estimate · \$221 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

3

BATHS

3,000 ft²

LIVING AREA

0.46 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$663K

\$603K low

\$723K high

Last Sale

\$675,000 · May 9, 2025

Est. Owner Equity

\$39,190

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax

\$5,788 (2025)

Assessed Value

\$508,690

Previous Assessed

\$508,690

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Modern
County	Butte
Lot (acres)	0.46
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2025	Resale	Grant Deed	\$675,000	\$225	\$624K
Feb 9, 2018	Quitclaim	Quit Claim Transfer			\$412K
Jul 14, 2011	Resale	Grant Deed	\$405,000	\$135	\$365K
Jul 23, 2003	Non-arms-length	Grant Deed	\$300,000	\$100	
Nov 2, 1987	Resale	Grant Deed	\$190,000	\$63	
Jan 1, 1986	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.4 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.7 mi
Chico High School	High	9–12	11.3 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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