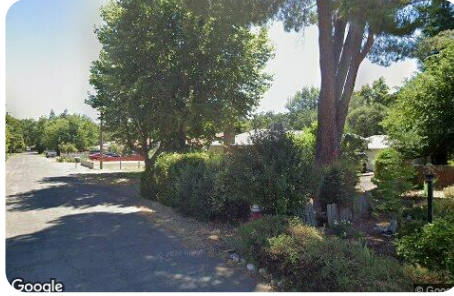
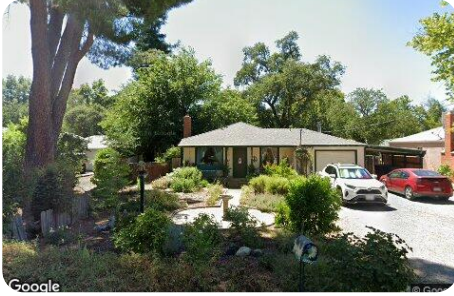


Single Family Residence **RESIDENTIAL**

5386 ROSSWOOD LN

REDDING, CA 96001

\$345,875 TopHap Estimate · \$226 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,530 ft²

LIVING AREA

0.29 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

3

ROOMS

1

PARKING

VALUATION

\$346K

\$331K low

\$360K high

Last Sale

\$157,500 · Nov 15, 2002

Est. Owner Equity

\$188,769

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,333 (2025)
Assessed Value	\$232,500
Previous Assessed	\$227,942

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.29
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2004	Quitclaim	Quit Claim Transfer			\$57K
Nov 15, 2002	Resale	Grant Deed	\$157,500	\$103	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bonny View Elementary School	Elementary	KG–5	0.6 mi
Sequoia Middle School	Middle	6–8	3.0 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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