

Planned Unit Development (Pud)

RESIDENTIAL

14790 EAGLE RIDGE DR

FOREST RANCH, CA 95942

\$499,459

TopHap Estimate · \$197 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,531 ft²

LIVING AREA

0.46 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$499K

\$480K low

\$519K high

Last Sale

\$499,000 · Jan 3, 2023

Est. Owner Equity

\$54,313

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax

\$5,989 (2025)

Assessed Value

\$519,159

Previous Assessed

\$519,159

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	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2025	Financing	Intrafamily Transfer			
Dec 27, 2022	Resale	Grant Deed	\$499,000	\$197	\$445K
Jan 11, 2016	Resale	Grant Deed	\$376,000	\$149	\$256K
Mar 25, 2003	Quitclaim	Quit Claim Transfer			
Jul 10, 2001	Resale	Grant Deed	\$377,500	\$149	\$275K
Feb 2, 1995	Resale	Grant Deed	\$259,500	\$103	\$203K
Apr 19, 1989	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	11.2 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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