

Single Family Residence **RESIDENTIAL**

# 5504 ROSSWOOD LN

REDDING, CA 96001

**\$266,838** TopHap Estimate · \$222 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,202 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$267K**

\$230K low

\$304K high

Last Sale

**\$83,500 · Jun 14, 2000**

Est. Owner Equity

**\$106,238**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,372 (2025) |
| Assessed Value    | \$130,875      |
| Previous Assessed | \$128,310      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SHASTA                  |
| Lot (acres)   | 0.36                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|----------|--------------------|-------|
| Jun 14, 2000 | Resale    | Grant Deed          | \$83,500 | \$69               | \$83K |
| Feb 18, 1999 | Quitclaim | Quit Claim Transfer |          |                    | \$45K |

## 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   | 4.1 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>33,741</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>88%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|