

Single Family Residence **RESIDENTIAL**

5430 ROSSWOOD LN

REDDING, CA 96001

\$263,435 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,050 ft²

LIVING AREA

0.3 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

2

ROOMS

1

PARKING

VALUATION

\$263K

\$251K low

\$275K high

Last Sale

\$178,000 · Feb 14, 2018

Est. Owner Equity

\$40,775

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,142 (2025)
Assessed Value	\$206,578
Previous Assessed	\$202,528

PROPERTY FACTS

Property Type	Single Family Residence
County	SHASTA
Lot (acres)	0.30
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2024	Financing	Intrafamily Transfer			\$50K
Feb 6, 2018	Resale	Grant Deed	\$178,000	\$170	\$173K
Mar 25, 2010	Resale	Grant Deed	\$137,000	\$130	\$135K
Sep 21, 2009	Resale	Grant Deed	\$82,500	\$79	
Jan 25, 2009	Quitclaim	Quit Claim Transfer			

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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