

Planned Unit Development (Pud)

RESIDENTIAL

14760 EAGLE RIDGE DR

FOREST RANCH, CA 95942

3

BEDS

2.5

BATHS

2,891 ft²

LIVING AREA

0.73 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

3

ROOMS

3

PARKING

VALUATION

Last Sale

\$70,000 · Jul 15, 2013

TAX & ASSESSMENT

Property Tax

\$6,091 (2024)

Assessed Value

\$561,640

Previous Assessed

\$550,629

PROPERTY FACTS

Property Type

Planned Unit Development (Pud)

County

BUTTE

Lot (acres)

0.73

Construction

Wood (Unspecified)

Heating

Central

Cooling

Central

Fireplace

Yes

Garage

Garage, Attached

Pool

No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2021	Financing	Intrafamily Transfer			
Dec 5, 2016	Quitclaim	Quit Claim Transfer			\$298K
Jul 1, 2014	Financing	Trustees Deed			\$65K
Jul 11, 2013	Quitclaim	Quit Claim Transfer			
Jul 9, 2013	Resale	Grant Deed	\$70,000	\$24	\$59K
Aug 29, 2003	Resale	Grant Deed	\$195,000	\$67	
Aug 3, 2000	Quitclaim	Quit Claim Transfer			
Oct 1, 1998	Quitclaim	Quit Claim Transfer			
Oct 1, 1998	Resale	Trustees Deed	\$23,000	\$8	\$21K
Sep 10, 1987	Non-arms-length	Grant Deed	\$65,000	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.3 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.6 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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