

Single Family Residence **RESIDENTIAL**

5291 CABERNET WAY

FOREST RANCH, CA 95942

\$350,945 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,484 ft²
LIVING AREA

5.66 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$351K

\$332K low

\$370K high

Last Sale

\$237,000 · Mar 27, 2013

Est. Owner Equity

\$125,795

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$3,295 (2025)

Assessed Value

\$291,838

Previous Assessed

\$291,838

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.66
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2013	Resale	Grant Deed	\$237,000	\$160	\$225K
Dec 2, 2003	Quitclaim	Quit Claim Transfer			\$145K
Aug 28, 2001	Quitclaim	Quit Claim Transfer			
Feb 6, 1998	Resale	Grant Deed	\$123,000	\$83	\$95K
Sep 16, 1997	Foreclosure sale	Trustees Deed	\$138,615	\$93	
Oct 2, 1995	Non-arms-length	Grant Deed	\$62,000	\$42	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.6 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.9 mi
Chico High School	High	9–12	15.3 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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