

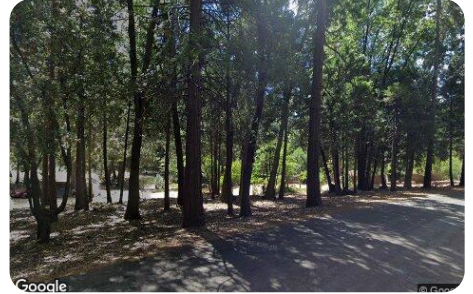
Single Family Residence

RESIDENTIAL

5280 CABERNET WAY

FOREST RANCH, CA 95942

\$408,198 TopHap Estimate · \$247 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,652 ft²

LIVING AREA

5.25 ac

LOT SIZE

1986

YEAR BUILT

VALUATION

\$408K

\$372K low

\$444K high

Last Sale

\$180,000 · Sep 24, 1993

Est. Owner Equity

\$86,198

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,457 (2025)
Assessed Value	\$305,911
Previous Assessed	\$305,911

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.25
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2007	Quitclaim	Quit Claim Transfer			\$324K
May 13, 2004	Quitclaim	Quit Claim Transfer			\$195K
Sep 24, 1993	Resale	Grant Deed	\$180,000	\$109	
Aug 1, 1986	Non-arms-length	Grant Deed	\$36,000	\$22	

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	13.8 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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