

Single Family Residence **RESIDENTIAL**

5306 CABERNET WAY

FOREST RANCH, CA 95942

\$485,723 TopHap Estimate · \$197 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

2
BATHS

2,466 ft²
LIVING AREA

5.3 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$486K

\$465K low

\$506K high

Est. Owner Equity

\$103,723

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax

\$4,479 (2025)

Assessed Value

\$394,801

Previous Assessed

\$394,801

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	5.30
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2017	Quitclaim	Quit Claim Transfer			
Oct 18, 1994	Quitclaim	Quit Claim Transfer			\$130K
Jan 30, 1990	Non-arms-length	Grant Deed	\$120,000	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.5 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.8 mi
Chico High School	High	9–12	15.2 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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