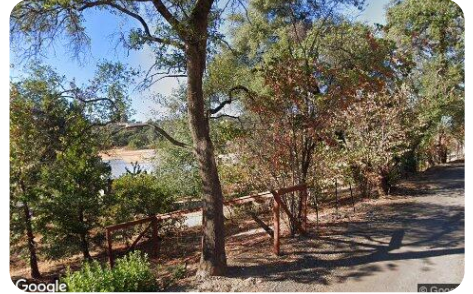


Single Family Residence **RESIDENTIAL**

4841 ROUND VALLEY RANCH RD

PARADISE, CA 95969

\$553,165 TopHap Estimate · \$1,197 / ft² · confidence 91 · as of Jul 14, 2026



1
BEDS

1
BATHS

462 ft²
LIVING AREA

11.8 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

1
ROOMS

2
PARKING

VALUATION

\$553K

\$502K low

\$604K high

Last Sale

\$551,000 · Feb 14, 2025

Est. Owner Equity

\$553,165

TAX & ASSESSMENT

Property Tax	\$5,740 (2025)
Assessed Value	\$542,216
Previous Assessed	\$542,216

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	11.80
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

1 FLOOD	81 WILDFIRE	66 HEAT	70 STORM	62 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2025	Resale	Grant Deed	\$551,000	\$1193	
Aug 18, 2021	Financing	Grant Deed			
Aug 30, 2021	Financing	Grant Deed			
Jun 21, 2017	Resale	Grant Deed	\$472,500	\$1023	\$100K
Jan 1, 1975	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paradise Elementary School	Elementary	KG–5	1.7 mi
Paradise Junior High School	Middle	7–8	2.3 mi
Paradise Senior High School	High	9–12	2.3 mi

District: Paradise 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 95969

121 CRIME INDEX	91 AIR POLLUTION	5,027 POPULATION	\$63K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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