

Single Family Residence **RESIDENTIAL**

4703 FOREST RIM LN

FOREST RANCH, CA 95942

\$539,614 TopHap Estimate · \$203 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,662 ft²
LIVING AREA

5.26 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
ROOMS

5
PARKING

VALUATION

\$540K

\$486K low

\$593K high

Est. Owner Equity

\$282,614

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,272 (2025)
Assessed Value	\$550,693
Previous Assessed	\$550,693

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	5.26
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2020	Resale	Grant Deed	\$76,364	\$29	
May 29, 2003	Quitclaim	Quit Claim Transfer			\$196K
Feb 6, 1995	Quitclaim	Quit Claim Transfer	\$40,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.0 mi
Harry M. Marsh Junior High School	Middle	6–8	12.3 mi
Chico High School	High	9–12	13.9 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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