

Single Family Residence

RESIDENTIAL

5336 CABERNET WAY

FOREST RANCH, CA 95942

\$434,282 TopHap Estimate · \$245 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,770 ft²

LIVING AREA

5.29 ac

LOT SIZE

1986

YEAR BUILT

VALUATION

\$434K

\$398K low

\$471K high

Last Sale

\$115,000 · Feb 18, 1998

Est. Owner Equity

\$244,282

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$2,121 (2025)

Assessed Value

\$189,742

Previous Assessed

\$189,742

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 1998	Resale	Grant Deed	\$115,000	\$65	\$115K
Apr 28, 1997	Recorded document	Grant Deed			
Apr 17, 1997	Non-arms-length	Trustees Deed	\$111,966	\$63	
Feb 3, 1994	Resale	Grant Deed	\$129,500	\$73	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.4 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.7 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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