

Single Family Residence

RESIDENTIAL

5400 CABERNET WAY

FOREST RANCH, CA 95942

\$490,115 TopHap Estimate · \$307 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,596 ft²

LIVING AREA

5.17 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$490K

\$433K low

\$547K high

Last Sale

\$495,000 · Jul 1, 2024

Est. Owner Equity

\$44,615

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax

\$5,712 (2025)

Assessed Value

\$495,000

Previous Assessed

\$495,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	5.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2024	Resale	Grant Deed	\$495,000	\$310	\$446K
Nov 8, 2006	Quitclaim	Quit Claim Transfer			
Sep 19, 1995	Resale	Grant Deed	\$135,000	\$85	\$108K
Dec 28, 1994	Non-arms-length	Grant Deed	\$4,500	\$3	\$3K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.3 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.6 mi
Chico High School	High	9–12	15.1 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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------