

Single Family Residence

RESIDENTIAL

5399 CABERNET WAY

FOREST RANCH, CA 95942

\$505,760 TopHap Estimate · \$183 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,765 ft²

LIVING AREA

5.21 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$506K

\$485K low

\$526K high

Est. Owner Equity

\$339,760

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$4,009 (2025)

Assessed Value

\$353,965

Previous Assessed

\$353,965

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.21
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 1997	Financing	Grant Deed			\$96K
Aug 27, 1996	Non-arms-length	Grant Deed	\$3,500	\$1	
Dec 8, 1992	Resale	Grant Deed	\$49,500	\$18	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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