

Single Family Residence

RESIDENTIAL

5369 CABERNET WAY

FOREST RANCH, CA 95942

\$567,134 TopHap Estimate · \$246 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,304 ft²

LIVING AREA

5.19 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$567K

\$532K low

\$602K high

Est. Owner Equity

\$471,879

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax

\$2,706 (2025)

Assessed Value

\$240,622

Previous Assessed

\$240,622

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.19
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
Nov 23, 2010	Quitclaim	Quit Claim Transfer			
Oct 6, 1986	Non-arms-length	Grant Deed	\$27,500	\$12	
Jan 1, 1984	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.5 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.8 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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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