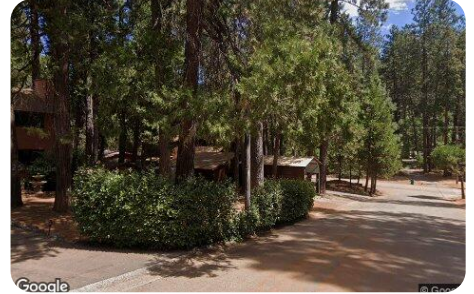


Single Family Residence **RESIDENTIAL**

4609 FOREST DR

FOREST RANCH, CA 95942

\$290,288 TopHap Estimate · \$179 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,624 ft²

LIVING AREA

0.42 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$290K

\$251K low

\$329K high

Last Sale

\$172,000 · Feb 1, 2002

Est. Owner Equity

\$37,288

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,940 (2025)
Assessed Value	\$254,070
Previous Assessed	\$254,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.42
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
Apr 13, 2015	Financing	Intrafamily Transfer			\$203K
Feb 1, 2002	Recorded document	Grant Deed			
Feb 1, 2002	Resale	Grant Deed	\$172,000	\$106	\$162K
Sep 10, 1998	Resale	Grant Deed	\$137,500	\$85	\$128K
Mar 5, 1992	Resale	Grant Deed	\$125,000	\$77	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.1 mi
Harry M. Marsh Junior High School	Middle	6–8	11.3 mi
Chico High School	High	9–12	13.0 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
-----------	-----------------------