

Single Family Residence **RESIDENTIAL**

4879 RIGSBY RD

FOREST RANCH, CA 95942

\$102,170 TopHap Estimate · confidence 64 · as of Jul 14, 2026

5 ac
LOT SIZE

VALUATION

\$102K

\$66K low

\$139K high

Est. Owner Equity

\$102,170

TAX & ASSESSMENT

Property Tax	\$805 (2025)
Assessed Value	\$68,382
Previous Assessed	\$68,382

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	5.00
Heating	None

Pool

No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 9, 2004	Recorded document	Grant Deed			
Feb 20, 1990	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.9 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.2 mi
Chico High School	High	9–12	11.9 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

Absentee owner