

Single Family Residence **RESIDENTIAL**

4665 ZINFANDEL DR

FOREST RANCH, CA 95942

\$666,050 TopHap Estimate · \$278 / ft² · confidence 94 · as of Jul 14, 2026



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BEDS

3

BATHS

2,398 ft²

LIVING AREA

5.65 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

3

ROOMS

3

PARKING

VALUATION

\$666K

\$628K low

\$704K high

Last Sale

\$665,000 · Jun 23, 2026

Est. Owner Equity

\$201,050

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax

\$5,292 (2025)

Assessed Value

\$378,119

Previous Assessed

\$356,119

Assessor Market Value

\$613,530

PROPERTY FACTS

Property Type	Single Family Residence
County	BUTTE
Lot (acres)	5.65
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2026	Resale	Grant Deed	\$665,000	\$277	\$465K
Dec 14, 1995	Non-arms-length	Trustees Deed	\$17,000	\$7	\$16K
Dec 14, 1995	Quitclaim	Quit Claim Transfer			
May 30, 1995	Resale	Grant Deed	\$18,000	\$8	
Jul 11, 1991	Resale	Grant Deed	\$28,500	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	6.5 mi
Little Chico Creek Elementary School	Elementary	KG–5	6.6 mi
Chico High School	High	9–12	8.9 mi

District: Chico Unified School District



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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	Owner occupied
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