

Single Family Residence **RESIDENTIAL**

3174 ROGUE RIVER DR

CHICO, CA 95973

\$499,078 TopHap Estimate · \$198 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,523 ft²

LIVING AREA

0.13 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$499K

\$467K low

\$531K high

Last Sale

\$322,500 · Jun 29, 2011

Est. Owner Equity

\$139,878

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,055 (2025)
Assessed Value	\$412,782
Previous Assessed	\$404,689
Assessor Market Value	\$642,510

PROPERTY FACTS

Property Type	Single Family Residence
County	BUTTE
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2015	Financing	Intrafamily Transfer			\$299K
Jun 27, 2011	Resale	Grant Deed	\$322,500	\$128	\$322K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emma Wilson Elementary School	Elementary	KG–5	2.7 mi
Chico High School	High	9–12	3.4 mi
Chico Junior High School	Middle	6–8	3.7 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 95973

76 CRIME INDEX	91 AIR POLLUTION	40,981 POPULATION	\$88K MEDIAN IN-COME	61°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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