

Single Family Residence **RESIDENTIAL**

# 3181 ROGUE RIVER DR

CHICO, CA 95973

**\$469,911** TopHap Estimate · \$217 / ft² · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,167 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$470K**

\$431K low

\$509K high

Last Sale

**\$475,000 · Aug 3, 2021**

Est. Owner Equity

**\$42,411**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,186 (2025) |
| Assessed Value    | \$504,073      |
| Previous Assessed | \$504,073      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Butte                   |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Mar 14, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Jul 29, 2021 | Resale    | Grant Deed           | \$475,000 | \$219  | \$428K |
| Jul 30, 2021 | Financing | Intrafamily Transfer |           |        |        |
| Jul 20, 2012 | Resale    | Grant Deed           | \$310,500 | \$143  | \$248K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Emma Wilson Elementary School | Elementary | KG–5   | 2.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>40,981</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>83%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|