

Single Family Residence **RESIDENTIAL**

4618 ROUND VALLEY RANCH RD

PARADISE, CA 95969

\$532,804 TopHap Estimate · \$272 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

3
BATHS

1,958 ft²
LIVING AREA

8 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$533K

\$510K low

\$555K high

Last Sale

\$306,000 · Sep 19, 2013

Est. Owner Equity

\$179,044

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$3,926 (2025)

Assessed Value

\$375,105

Previous Assessed

\$375,105

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	8.00
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2021	Financing	Intrafamily Transfer			
Jul 27, 2021	Financing	Intrafamily Transfer			\$299K
Sep 9, 2013	Resale	Grant Deed	\$306,000	\$156	\$291K
Jul 15, 2010	Quitclaim	Quit Claim Transfer			\$258K
May 24, 2007	Quitclaim	Quit Claim Transfer			
May 14, 2007	Quitclaim	Quit Claim Transfer			\$262K
Aug 25, 2005	Quitclaim	Quit Claim Transfer			
Jun 15, 2004	Quitclaim	Quit Claim Transfer			\$237K
Jul 18, 2003	Quitclaim	Quit Claim Transfer			
Jul 17, 2003	Quitclaim	Quit Claim Transfer			\$224K
Apr 22, 1997	Resale	Grant Deed	\$163,500	\$84	\$167K
May 18, 1992	Resale	Grant Deed	\$177,500	\$91	
Jan 1, 1979	Non-arms-length	Grant Deed	\$14,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paradise Elementary School	Elementary	KG–5	2.3 mi
Paradise Junior High School	Middle	7–8	3.0 mi
Paradise Senior High School	High	9–12	3.0 mi

District: Paradise 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 95969

121 CRIME INDEX	91 AIR POLLUTION	5,027 POPULATION	\$63K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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