

Mobile Home

RESIDENTIAL

# 4313 ROUND VALLEY RANCH RD

PARADISE, CA 95969

1,368 ft²  
LIVING AREA

59.6 ac  
LOT SIZE

2019  
YEAR BUILT

1  
STORIES

4  
PARKING

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,619 (2025) |
| Assessed Value    | \$318,944      |
| Previous Assessed | \$318,944      |

PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Mobile Home      |
| County        | Butte            |
| Lot (acres)   | 59.60            |
| Heating       | None             |
| Garage        | Garage, Detached |
| Pool          | No               |

TRANSACTION HISTORY

| DATE        | TYPE              | DEED               | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|-------------------|--------------------|----------|--------------------|------|
| Feb 6, 2019 | Recorded document | Affidavit Of Death |          |                    |      |
| Feb 8, 2008 | Recorded document | Affidavit Of Death |          |                    |      |
| Feb 2, 1990 | Resale            | Grant Deed         | \$65,500 | \$48               |      |
| Jan 1, 1980 | Non-arms-length   | Grant Deed         | \$60,000 | \$44               |      |

ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Durham Intermediate School | Middle     | 6–8    | 9.9 mi   |
| Durham High School         | High       | 9–12   | 9.9 mi   |
| Durham Elementary School   | Elementary | KG–5   | 10.1 mi  |

District: Durham 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

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>121</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>5,027</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|