

Single Family Residence **RESIDENTIAL**

4701 FOREST RIM LN

FOREST RANCH, CA 95942

\$1,082,307 TopHap Estimate · \$367 / ft² · confidence 84 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,949 ft²
LIVING AREA

21.07 ac
LOT SIZE

2016
YEAR BUILT

2
STORIES

3
ROOMS

4
PARKING

VALUATION

\$1.1M

\$909K low

\$1.3M high

Last Sale

\$155,000 · Nov 26, 2013

Est. Owner Equity

\$1,082,307

TAX & ASSESSMENT

Property Tax

\$14,324 (2025)

Assessed Value

\$1,243,578

Previous Assessed

\$1,243,578

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	21.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2013	Resale	Grant Deed	\$155,000	\$53	
Mar 31, 1993	Quitclaim	Quit Claim Transfer			
Jun 29, 1992	Resale	Grant Deed	\$140,000	\$47	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.9 mi
Harry M. Marsh Junior High School	Middle	6–8	12.2 mi
Chico High School	High	9–12	13.8 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 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.