

Single Family Residence **RESIDENTIAL**

5045 BAGSHOT ROW

FOREST RANCH, CA 95942

\$161,047 TopHap Estimate · \$248 / ft² · confidence 89 · as of Jul 14, 2026

1
BEDS

1
BATHS

649 ft²
LIVING AREA

2.5 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$161K

\$144K low

\$178K high

Last Sale

\$89,500 · Mar 8, 2013

Est. Owner Equity

\$111,547

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$1,286 (2025)

Assessed Value

\$110,201

Previous Assessed

\$110,201

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	2.50
Construction	Wood (Unspecified)
Heating	Yes
Cooling	None
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2013	Resale	Grant Deed	\$89,500	\$138	\$50K
Oct 4, 2012	Quitclaim	Quit Claim Transfer			
Mar 10, 2009	Non-arms-length	Grant Deed	\$50,000	\$77	\$49K
Sep 19, 2001	Resale	Grant Deed	\$34,000	\$52	
Feb 1, 2001	Non-arms-length	Grant Deed	\$2,500	\$4	
Jun 21, 1999	Non-arms-length	Grant Deed	\$500	\$1	
Jun 17, 1996	Resale	Grant Deed	\$35,000	\$54	\$32K
May 23, 1996	Recorded document	Grant Deed			
Oct 26, 1994	Non-arms-length	Grant Deed	\$22,000	\$34	\$19K
May 11, 1992	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	10.3 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.6 mi
Chico High School	High	9–12	12.3 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.

OWNERSHIP

Occupancy	Absentee owner
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