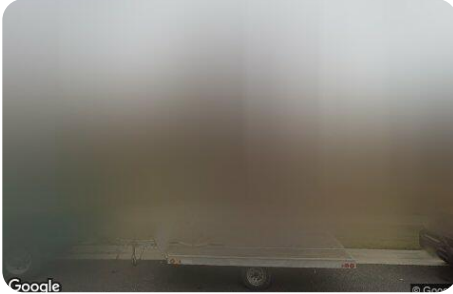


Single Family Residence **RESIDENTIAL**

# 2955 RUBY RIVER DR

CHICO, CA 95973

**\$725,562** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,564 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$726K**

\$708K low

\$743K high

Last Sale

**\$599,000 · Dec 5, 2019**

Est. Owner Equity

**\$225,562**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,195 (2025) |
| Assessed Value    | \$693,367      |
| Previous Assessed | \$693,367      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Butte                   |
| Lot (acres)   | 0.26                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Dec 1, 2020  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Oct 28, 2020 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Nov 25, 2019 | Resale          | Grant Deed          | \$599,000 | \$234              | \$300K |
| Oct 30, 2018 | Resale          | Grant Deed          | \$520,500 | \$203              |        |
| Oct 29, 2018 | Non-arms-length | Correction Deed     | \$520,000 | \$203              |        |
| Oct 26, 2018 | Resale          | Grant Deed          | \$520,000 | \$203              |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Pleasant Valley High School | High       | 9–12   | 0.9 mi   |
| Marigold Elementary School  | Elementary | KG–5   | 0.9 mi   |
| Bidwell Junior High School  | Middle     | 6–8    | 1.1 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> |
|-----------|-----------------------|