

Single Family Residence **RESIDENTIAL**

5265 CABERNET WAY

FOREST RANCH, CA 95942

\$378,640 TopHap Estimate · \$238 / ft² · confidence 97 · as of Jul 14, 2026

2
BEDS

3
BATHS

1,591 ft²
LIVING AREA

5.21 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$379K

\$366K low

\$392K high

Last Sale

\$285,000 · Feb 24, 2009

Est. Owner Equity

\$232,640

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$4,240 (2025)

Assessed Value

\$366,995

Previous Assessed

\$366,995

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.21
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2018	Quitclaim	Quit Claim Transfer			
Feb 7, 2013	Financing	Grant Deed			\$146K
Feb 13, 2009	Resale	Grant Deed	\$285,000	\$179	\$150K
Jun 20, 2005	Quitclaim	Quit Claim Transfer			
Apr 19, 2002	Resale	Grant Deed	\$223,000	\$140	\$178K
Apr 1, 1991	Quitclaim	Quit Claim Transfer			
Apr 3, 1986	Non-arms-length	Grant Deed	\$30,000	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.7 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.9 mi
Chico High School	High	9–12	15.4 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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