

Single Family Residence **RESIDENTIAL**

# 3306 ROGUE RIVER DR

CHICO, CA 95973

**\$404,482** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,561 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$404K**

**\$373K low**

**\$436K high**

Last Sale

**\$473,000 · Aug 22, 2019**

Est. Owner Equity

**\$204,482**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,372 (2025) |
| Assessed Value    | \$346,359      |
| Previous Assessed | \$346,359      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Butte                   |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 20, 2019 | Resale | Grant Deed | \$473,000 | \$303              | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Shasta Elementary School    | Elementary | KG–5   | 0.7 mi   |
| Bidwell Junior High School  | Middle     | 6–8    | 3.0 mi   |
| Pleasant Valley High School | High       | 9–12   | 4.1 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> |
|-----------|-----------------------|