

Single Family Residence **RESIDENTIAL**

2881 RUBY RIVER DR

CHICO, CA 95973

\$774,163 TopHap Estimate · \$302 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,564 ft²

LIVING AREA

0.24 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

4

ROOMS

3

PARKING

VALUATION

\$774K

\$741K low

\$807K high

Last Sale

\$619,500 · Feb 22, 2019

Est. Owner Equity

\$357,663

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$8,169 (2025)
Assessed Value	\$691,060
Previous Assessed	\$691,060

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2021	Financing	Intrafamily Transfer			\$417K
Aug 16, 2021	Financing	Intrafamily Transfer			
Feb 21, 2019	Resale	Grant Deed	\$619,500	\$242	\$453K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Valley High School	High	9–12	0.9 mi
Marigold Elementary School	Elementary	KG–5	1.0 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

76 CRIME INDEX	91 AIR POLLUTION	40,981 POPULATION	\$88K MEDIAN IN-COME	61°F AVG TEMP	83% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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