

Single Family Residence **RESIDENTIAL**

2873 RUBY RIVER DR

CHICO, CA 95973

\$885,283 TopHap Estimate · \$288 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,073 ft²

LIVING AREA

0.32 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

4

ROOMS

3

PARKING

VALUATION

\$885K

\$870K low

\$901K high

Last Sale

\$822,500 · Apr 6, 2020

Est. Owner Equity

\$227,283

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$11,527 (2025)
Assessed Value	\$976,018
Previous Assessed	\$976,018

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2020	Resale	Grant Deed	\$822,500	\$268	\$658K
Apr 3, 2020	Quitclaim	Quit Claim Transfer			\$658K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Valley High School	High	9–12	1.0 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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