

Single Family Residence **RESIDENTIAL**

2869 RUBY RIVER DR

CHICO, CA 95973

\$815,797 TopHap Estimate · \$305 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,676 ft²
LIVING AREA

0.28 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

4
ROOMS

3
PARKING

VALUATION

\$816K

\$796K low

\$835K high

Last Sale

\$668,500 · Dec 27, 2018

Est. Owner Equity

\$815,797

TAX & ASSESSMENT

Property Tax	\$8,875 (2025)
Assessed Value	\$752,482
Previous Assessed	\$752,482

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 26, 2018	Resale	Grant Deed	\$668,500	\$250	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Valley High School	High	9–12	1.0 mi
Marigold Elementary School	Elementary	KG–5	1.1 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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