

Single Family Residence **RESIDENTIAL**

2865 RUBY RIVER DR

CHICO, CA 95973

\$812,690 TopHap Estimate · \$304 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,676 ft²
LIVING AREA

0.26 ac
LOT SIZE

2018

YEAR BUILT

1

STORIES

3

ROOMS

3

PARKING

VALUATION

\$813K

\$792K low

\$833K high

Last Sale

\$646,500 · Oct 19, 2018

Est. Owner Equity

\$405,190

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$9,033 (2025)
Assessed Value	\$759,233
Previous Assessed	\$759,233

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

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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