

Single Family Residence **RESIDENTIAL**

3493 ROGUE RIVER DR

CHICO, CA 95973

\$472,456 TopHap Estimate · \$303 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,561 ft²

LIVING AREA

0.12 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$472K

\$435K low

\$510K high

Last Sale

\$499,000 · Oct 26, 2021

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$6,479 (2025)
Assessed Value	\$529,541
Previous Assessed	\$529,541

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2025	Financing	Intrafamily Transfer			\$82K
Oct 20, 2021	Resale	Grant Deed	\$499,000	\$320	\$474K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shasta Elementary School	Elementary	KG–5	0.5 mi
Bidwell Junior High School	Middle	6–8	3.1 mi
Pleasant Valley High School	High	9–12	4.2 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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