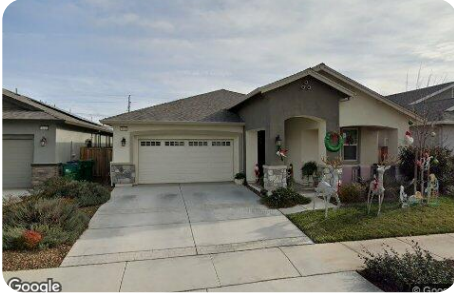


Single Family Residence **RESIDENTIAL**

3440 ROGUE RIVER DR

CHICO, CA 95973

\$497,422 TopHap Estimate · \$268 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,854 ft²

LIVING AREA

0.11 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$497K

\$471K low

\$524K high

Last Sale

\$500,000 · Dec 30, 2020

Est. Owner Equity

\$22,522

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,533 (2025)
Assessed Value	\$541,214
Previous Assessed	\$541,214

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2023	Financing	Intrafamily Transfer			
Dec 18, 2020	Resale	Grant Deed	\$500,000	\$270	\$475K
Dec 18, 2020	Resale	Grant Deed	\$500,000	\$270	\$475K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shasta Elementary School	Elementary	KG–5	0.6 mi
Bidwell Junior High School	Middle	6–8	3.1 mi
Pleasant Valley High School	High	9–12	4.1 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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