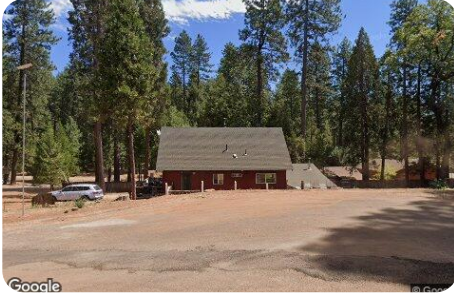


Single Family Residence **RESIDENTIAL**

4606 FOREST DR

FOREST RANCH, CA 95942

\$303,720 TopHap Estimate · \$211 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,440 ft²

LIVING AREA

0.53 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$304K

\$277K low

\$330K high

Last Sale

\$255,000 · Jul 26, 2019

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$3,226 (2025)
Assessed Value	\$278,875
Previous Assessed	\$273,408
Assessor Market Value	\$317,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	BUTTE
Lot (acres)	0.53
Construction	Wood (Unspecified)
Foundation	No Foundation
Heating	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2026	Financing	Mortgage			\$2K
Jul 25, 2019	Resale	Grant Deed	\$255,000	\$177	\$250K
Jul 22, 2005	Quitclaim	Quit Claim Transfer			\$189K
Feb 19, 2004	Resale	Grant Deed	\$210,000	\$146	\$189K
Jan 25, 2002	Resale	Grant Deed	\$132,000	\$92	\$106K
Oct 9, 1996	Resale	Grant Deed	\$13,500	\$9	\$26K
Apr 23, 1992	Quitclaim	Quit Claim Transfer			
Apr 15, 1987	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.0 mi
Harry M. Marsh Junior High School	Middle	6–8	11.3 mi
Chico High School	High	9–12	13.0 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 95942

152 CRIME INDEX	94 AIR POLLUTION	1,809 POPULATION	\$121K MEDIAN IN-COME	56°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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