

Single Family Residence

RESIDENTIAL

1265 RICE AVE

RICHVALE, CA 95974

\$174,311 TopHap Estimate · \$149 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,172 ft²

LIVING AREA

0.29 ac

LOT SIZE

1945

YEAR BUILT

VALUATION

\$174K

\$163K low

\$185K high

Last Sale

\$66,000 · Jun 29, 2012

Est. Owner Equity

\$74,310

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$1,269 (2025)
Assessed Value	\$113,032
Previous Assessed	\$113,032

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Butte
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2015	Quitclaim	Quit Claim Transfer			\$50K
Jun 25, 2012	Resale	Grant Deed	\$66,000	\$56	
Jan 5, 2012	Non-arms-length	Trustees Deed	\$144,000	\$123	
Jun 22, 2006	Quitclaim	Quit Claim Transfer			\$188K
Feb 12, 2003	Resale	Grant Deed	\$130,000	\$111	\$80K
Aug 7, 2002	Recorded document	Grant Deed			
Nov 20, 1998	Quitclaim	Quit Claim Transfer			
Oct 8, 1996	Recorded document	Grant Deed			
May 25, 1994	Quitclaim	Quit Claim Transfer			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richvale Elementary School	Elementary	1–6	0.1 mi
Biggs High School	High	9–12	6.0 mi
Biggs Elementary School	Middle	KG–8	6.1 mi

District: Biggs 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 95974

77 CRIME INDEX	86 AIR POLLUTION	277 POPULATION	\$85K MEDIAN IN-COME	62°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	--------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------