

Single Family Residence

RESIDENTIAL

5249 CABERNET WAY

FOREST RANCH, CA 95942

\$400,597 TopHap Estimate · \$198 / ft² · confidence 75 · as of Jul 14, 2026

4

BEDS

2

BATHS

2,026 ft²

LIVING AREA

5.45 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

VALUATION

\$401K

\$301K low

\$501K high

Last Sale

\$170,000 · Feb 22, 2010

Est. Owner Equity

\$350,597

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax

\$3,285 (2025)

Assessed Value

\$283,965

Previous Assessed

\$283,965

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.45
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2010	Resale	Grant Deed	\$170,000	\$84	
Sep 15, 2009	Foreclosure sale	Trustees Deed	\$191,250	\$94	
Mar 11, 2003	Quitclaim	Quit Claim Transfer			\$207K
Jun 25, 2002	Resale	Grant Deed	\$188,000	\$93	\$150K
Jan 20, 1993	Resale	Grant Deed	\$41,500	\$20	
Jun 6, 1990	Non-arms-length	Grant Deed	\$35,500	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.7 mi
Little Chico Creek Elementary School	Elementary	KG–5	14.0 mi
Chico High School	High	9–12	15.4 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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