

Single Family Residence **RESIDENTIAL**

4374 ROUND VALLEY RANCH RD

PARADISE, CA 95969

\$731,303 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,624 ft²

LIVING AREA

42.1 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

VALUATION

\$731K

\$705K low

\$758K high

Last Sale

\$349,500 · Nov 20, 2002

Est. Owner Equity

\$439,403

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$6,883 (2025)

Assessed Value

\$607,903

Previous Assessed

\$607,903

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	42.10
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2002	Resale	Grant Deed	\$349,500	\$133	\$280K
Feb 28, 1994	Financing	Grant Deed			\$145K
Jan 30, 1990	Resale	Grant Deed	\$56,500	\$22	
Jan 1, 1981	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Durham Intermediate School	Middle	6–8	10.0 mi
Durham High School	High	9–12	10.1 mi
Durham Elementary School	Elementary	KG–5	10.2 mi

District: Durham 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 95969

121 CRIME INDEX	91 AIR POLLUTION	5,027 POPULATION	\$63K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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