

Single Family Residence

RESIDENTIAL

5424 CABERNET WAY

FOREST RANCH, CA 95942

\$449,696 TopHap Estimate · \$233 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

1,927 ft²

LIVING AREA

5.15 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$450K

\$441K low

\$459K high

Last Sale

\$450,000 · Jun 5, 2026

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax

\$3,387 (2025)

Assessed Value

\$299,838

Previous Assessed

\$293,960

Assessor Market Value

\$542,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	BUTTE
Lot (acres)	5.15
Construction	Wood (Unspecified)
Foundation	No Foundation
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2026	Resale	Grant Deed	\$450,000	\$234	\$450K
Feb 4, 2005	Financing	Grant Deed			\$255K
Feb 16, 2001	Non-arms-length	Grant Deed	\$199,000	\$103	\$169K
Dec 4, 1997	Quitclaim	Quit Claim Transfer			
Jul 15, 1993	Quitclaim	Quit Claim Transfer			\$72K
Jan 3, 1990	Non-arms-length	Grant Deed	\$120,000	\$62	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.3 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.6 mi
Chico High School	High	9–12	15.0 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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