

Single Family Residence **RESIDENTIAL**

## 4605 WILDER DR

FOREST RANCH, CA 95942

**\$482,511** TopHap Estimate · \$277 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**1,742 ft<sup>2</sup>**

LIVING AREA

**5.49 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$483K**

\$428K low

\$537K high

Last Sale

\$32,500 · Apr 18, 2001

Est. Owner Equity

\$307,511

Loan-to-Value

37%

### TAX & ASSESSMENT

Property Tax

\$4,958 (2025)

Assessed Value

\$349,023

Previous Assessed

\$349,023

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Butte                   |
| Lot (acres)   | 5.49                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|----------|--------------------|------|
| Mar 15, 2011 | Quitclaim | Quit Claim Transfer |          |                    |      |
| Apr 18, 2001 | Resale    | Grant Deed          | \$32,500 | \$19               |      |
| Jan 26, 1995 | Resale    | Grant Deed          | \$27,500 | \$16               |      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Harry M. Marsh Junior High School    | Middle     | 6–8    | 6.4 mi   |
| Little Chico Creek Elementary School | Elementary | KG–5   | 6.6 mi   |
| Chico High School                    | High       | 9–12   | 8.8 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

|                           |                            |                            |                                 |                         |                        |
|---------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>152</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>1,809</b><br>POPULATION | <b>\$121K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>83%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|