

Single Family Residence **RESIDENTIAL**

4749 FOREST RIM LN

FOREST RANCH, CA 95942

\$489,939 TopHap Estimate · \$245 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,003 ft²

LIVING AREA

5.54 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$490K

\$445K low

\$535K high

Last Sale

\$34,000 · Apr 26, 2001

Est. Owner Equity

\$249,939

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,154 (2025)
Assessed Value	\$453,505
Previous Assessed	\$453,505

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.54
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2010	Recorded document	Grant Deed			
Apr 26, 2001	Resale	Grant Deed	\$34,000	\$17	
Jun 14, 2000	Resale	Grant Deed	\$298,000	\$149	\$238K
Aug 13, 1991	Resale	Grant Deed	\$115,000	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.0 mi
Harry M. Marsh Junior High School	Middle	6–8	12.3 mi
Chico High School	High	9–12	13.9 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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