

Residential - Vacant Land

RESIDENTIAL

5400 CABERNET WAY

FOREST RANCH, CA 95942

\$147,303 TopHap Estimate · confidence 64 · as of Jul 14, 2026

5.28 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

\$147K

\$95K low

\$200K high

Last Sale

\$35,000 · Oct 30, 1997

Est. Owner Equity

\$147,303

TAX & ASSESSMENT

Property Tax	\$651 (2025)
Assessed Value	\$55,873
Previous Assessed	\$55,873

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Butte
Lot (acres)	5.28

Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 8, 2006	Quitclaim	Quit Claim Transfer			
Nov 8, 2006	Recorded document	Grant Deed			
Oct 30, 1997	Resale	Grant Deed	\$35,000		\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.4 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.7 mi
Chico High School	High	9–12	15.1 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	Absentee owner
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