

Single Family Residence **RESIDENTIAL**

5230 CABERNET WAY

FOREST RANCH, CA 95942

\$356,346 TopHap Estimate · \$259 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,376 ft²
LIVING AREA

5.71 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$356K

\$341K low

\$372K high

Last Sale

\$295,000 · Jul 12, 2005

Est. Owner Equity

\$92,246

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,849 (2025)
Assessed Value	\$340,000
Previous Assessed	\$340,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	5.71
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
Jul 6, 2006	Quitclaim	Quit Claim Transfer			
Jun 27, 2005	Resale	Grant Deed	\$295,000	\$214	\$236K
Oct 28, 2004	Quitclaim	Quit Claim Transfer			\$146K
Aug 28, 2001	Resale	Grant Deed	\$189,000	\$137	\$151K
Sep 26, 1991	Resale	Grant Deed	\$147,000	\$107	
Oct 3, 1986	Non-arms-length	Grant Deed	\$28,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.6 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.9 mi
Chico High School	High	9–12	15.3 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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