

Single Family Residence

RESIDENTIAL

5470 CABERNET WAY

FOREST RANCH, CA 95942

\$389,616 TopHap Estimate · \$245 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,593 ft²

LIVING AREA

5.45 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$390K

\$376K low

\$403K high

Last Sale

\$335,000 · Mar 16, 2005

Est. Owner Equity

\$74,616

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax

\$3,526 (2024)

Assessed Value

\$375,000

Previous Assessed

\$325,000

Assessor Market Value

\$498,330

PROPERTY FACTS

Property Type	Single Family Residence
County	BUTTE
Lot (acres)	5.45
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
Apr 11, 2020	Quitclaim	Quit Claim Transfer			\$47K
Jun 11, 2010	Quitclaim	Quit Claim Transfer			
Mar 16, 2005	Resale	Grant Deed	\$335,000	\$210	\$268K
May 3, 2002	Quitclaim	Quit Claim Transfer			
May 3, 2002	Resale	Grant Deed	\$55,000	\$35	\$153K
Oct 16, 1997	Quitclaim	Quit Claim Transfer			
Oct 16, 1997	Resale	Trustees Deed	\$37,000	\$23	
Apr 14, 1997	Recorded document	Grant Deed			
Jan 3, 1990	Non-arms-length	Grant Deed	\$120,000	\$75	

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	15.1 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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------