

Single Family Residence **RESIDENTIAL**

5473 CABERNET WAY

FOREST RANCH, CA 95942

\$520,076 TopHap Estimate · \$231 / ft² · confidence 98 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

2,248 ft²
LIVING AREA

5.69 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

4
ROOMS

2
PARKING

VALUATION

\$520K

\$510K low

\$530K high

Last Sale

\$215,900 · Jun 6, 2012

Est. Owner Equity

\$308,076

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax

\$3,957 (2024)

Assessed Value

\$364,242

Previous Assessed

\$357,101

Assessor Market Value

\$501,480

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	BUTTE
Lot (acres)	5.69
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
Sep 1, 2021	Financing	Intrafamily Transfer			\$212K
Apr 10, 2012	Resale	Grant Deed	\$216,000	\$96	\$212K
Sep 12, 2011	Non-arms-length	Trustees Deed	\$212,168	\$94	
Sep 7, 2001	Resale	Grant Deed	\$253,000	\$113	\$202K
Jan 9, 1998	Resale	Trustees Deed	\$130,000	\$58	
Jan 9, 1998	Quitclaim	Quit Claim Transfer			
Jan 1, 1987	Recorded document	Grant Deed			

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	Owner occupied
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