

Single Family Residence **RESIDENTIAL**

# 15416 FOREST RANCH WAY

FOREST RANCH, CA 95942

**\$268,818** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,435 ft<sup>2</sup>**

LIVING AREA

**1.11 ac**

LOT SIZE

**1982**

YEAR BUILT

**2**

STORIES

**3**

ROOMS

**2**

PARKING

## VALUATION

**\$269K**

\$258K low

\$280K high

Last Sale

**\$349,000 · Jul 11, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,114 (2025) |
| Assessed Value    | \$363,099      |
| Previous Assessed | \$363,099      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Modern                  |
| County        | Butte                   |
| Lot (acres)   | 1.11                    |
| Construction  | Concrete                |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 5, 2022  | Resale            | Grant Deed          | \$349,000 | \$243              | \$279K |
| Jul 20, 2017 | Resale            | Grant Deed          | \$282,000 | \$197              | \$254K |
| Mar 1, 2010  | Resale            | Grant Deed          | \$250,000 | \$174              |        |
| Aug 15, 2006 | Resale            | Grant Deed          | \$300,000 | \$209              |        |
| Jul 25, 1996 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jul 30, 1992 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Aug 11, 1987 | Resale            | Grant Deed          | \$90,000  | \$63               |        |
| Jan 1, 1982  | Recorded document | Grant Deed          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Sierra View Elementary School     | Elementary | KG–5   | 11.2 mi  |
| Harry M. Marsh Junior High School | Middle     | 6–8    | 11.4 mi  |
| Chico High School                 | High       | 9–12   | 13.1 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

|                                       |                                        |                                        |                                             |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>152</div> <div>CRIME INDEX</div> | <div>94</div> <div>AIR POLLUTION</div> | <div>1,809</div> <div>POPULATION</div> | <div>\$121K</div> <div>MEDIAN IN-COME</div> | <div>56°F</div> <div>AVG TEMP</div> | <div>83%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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