

Single Family Residence **RESIDENTIAL**

15353 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$249,202 TopHap Estimate · \$236 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,054 ft²
LIVING AREA

0.58 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

2
ROOMS

2
PARKING

VALUATION

\$249K

\$230K low

\$268K high

Last Sale

\$250,000 · Feb 6, 2026

Est. Owner Equity

\$6,702

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$2,504 (2025)
Assessed Value	\$223,099
Previous Assessed	\$223,099

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.58
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2026	Resale	Grant Deed	\$250,000	\$237	\$243K
Nov 5, 2018	Quitclaim	Quit Claim Transfer			\$196K
Nov 5, 2018	Resale	Grant Deed	\$200,000	\$190	\$196K
Jul 26, 2006	Resale	Grant Deed	\$240,000	\$228	\$192K
Jul 20, 2001	Resale	Grant Deed	\$115,000	\$109	\$118K
Aug 10, 1989	Resale	Grant Deed	\$70,000	\$66	\$70K
Jan 1, 1986	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.0 mi
Harry M. Marsh Junior High School	Middle	6–8	11.2 mi
Chico High School	High	9–12	12.9 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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