

Single Family Residence **RESIDENTIAL**

15303 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$329,804 TopHap Estimate · \$213 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,546 ft²
LIVING AREA

0.84 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$330K

\$321K low

\$339K high

Est. Owner Equity

\$329,804

TAX & ASSESSMENT

Property Tax	\$3,699 (2025)
Assessed Value	\$320,000
Previous Assessed	\$320,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.84
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
Jun 26, 2008	Recorded document	Affidavit Of Death			
May 7, 2007	Quitclaim	Quit Claim Transfer			
Jun 8, 2006	Resale	Grant Deed	\$337,500	\$218	
Jan 18, 2002	Quitclaim	Quit Claim Transfer			\$105K
Apr 26, 1994	Resale	Grant Deed	\$145,000	\$94	\$116K
Jan 1, 1987	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.8 mi
Harry M. Marsh Junior High School	Middle	6–8	11.0 mi
Chico High School	High	9–12	12.7 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.