

Single Family Residence **RESIDENTIAL**

15442 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$319,153 TopHap Estimate · \$189 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,690 ft²
LIVING AREA

1.86 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$319K

\$304K low

\$334K high

Last Sale

\$165,000 · May 2, 2012

Est. Owner Equity

\$319,153

TAX & ASSESSMENT

Property Tax	\$3,124 (2025)
Assessed Value	\$270,038
Previous Assessed	\$270,038

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.86
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
Jul 15, 2013	Quitclaim	Quit Claim Transfer			
Apr 26, 2012	Resale	Grant Deed	\$165,000	\$98	
Feb 14, 2012	Non-arms-length	Trustees Deed	\$145,929	\$86	
Feb 17, 2006	Resale	Grant Deed	\$300,000	\$178	\$240K
Feb 22, 2006	Quitclaim	Quit Claim Transfer			
Sep 18, 2003	Quitclaim	Quit Claim Transfer			
Jun 19, 2003	Resale	Grant Deed	\$240,500	\$142	\$216K
Apr 15, 1996	Resale	Grant Deed	\$125,000	\$74	\$100K
Feb 25, 1992	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.1 mi
Harry M. Marsh Junior High School	Middle	6–8	11.3 mi

Chico High School	High	9–12	13.0 mi
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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	Absentee owner
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