

Single Family Residence **RESIDENTIAL**

15324 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$408,841 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,948 ft²
LIVING AREA

0.61 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

2
ROOMS

2
PARKING

VALUATION

\$409K

\$376K low

\$442K high

Last Sale

\$351,000 · Dec 18, 2020

Est. Owner Equity

\$75,486

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,382 (2025)
Assessed Value	\$379,390
Previous Assessed	\$379,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.61
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
Feb 6, 2024	Financing	Intrafamily Transfer			
Dec 16, 2020	Resale	Grant Deed	\$351,000	\$180	\$333K
Oct 24, 2014	Quitclaim	Quit Claim Transfer			\$171K
Aug 2, 2005	Quitclaim	Quit Claim Transfer			
Jun 29, 2005	Resale	Grant Deed	\$283,000	\$145	\$203K
Aug 21, 2003	Quitclaim	Quit Claim Transfer			\$106K
Oct 16, 2000	Quitclaim	Quit Claim Transfer			
Oct 16, 2000	Financing	Trustees Deed			\$20K
May 23, 1996	Quitclaim	Quit Claim Transfer			\$96K
Jan 11, 1994	Resale	Grant Deed	\$109,000	\$56	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.9 mi
Harry M. Marsh Junior High School	Middle	6–8	11.1 mi
Chico High School	High	9–12	12.8 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.