

Single Family Residence **RESIDENTIAL**

15435 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$341,151 TopHap Estimate · \$219 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,558 ft²

LIVING AREA

1.85 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$341K

\$334K low

\$348K high

Last Sale

\$300,000 · Feb 21, 2008

Est. Owner Equity

\$98,151

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,848 (2025)
Assessed Value	\$340,000
Previous Assessed	\$340,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.85
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 14, 2008	Resale	Grant Deed	\$300,000	\$193	\$225K
Jul 31, 2002	Resale	Grant Deed	\$186,000	\$119	\$177K
Mar 14, 1986	Non-arms-length	Grant Deed	\$95,000	\$61	
Jan 1, 1982	Recorded document	Grant Deed			

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	13.1 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

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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