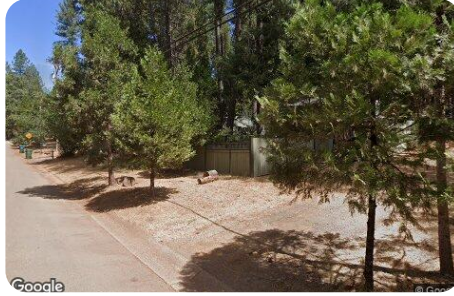


Single Family Residence **RESIDENTIAL**

15383 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$279,000 TopHap Estimate · \$218 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,282 ft²
LIVING AREA

1.7 ac
LOT SIZE

1984
YEAR BUILT

3
ROOMS

VALUATION

\$279K

\$250K low

\$308K high

Last Sale

\$112,000 · Jul 21, 1997

Est. Owner Equity

\$69,000

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,994 (2025)
Assessed Value	\$178,805
Previous Assessed	\$175,300
Assessor Market Value	\$327,150

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	BUTTE
Lot (acres)	1.70
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2013	Quitclaim	Quit Claim Transfer			
Jul 21, 1997	Resale	Grant Deed	\$112,000	\$87	\$102K
Jan 4, 1993	Quitclaim	Quit Claim Transfer			
Jan 1, 1985	Resale	Grant Deed	\$79,500	\$62	

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

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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