

Single Family Residence **RESIDENTIAL**

15329 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$326,813 TopHap Estimate · \$224 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,456 ft²

LIVING AREA

0.89 ac

LOT SIZE

1977

YEAR BUILT

6

PARKING

VALUATION

\$327K

\$312K low

\$342K high

Last Sale

\$241,000 · Feb 15, 2013

Est. Owner Equity

\$67,813

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,431 (2025)
Assessed Value	\$296,763
Previous Assessed	\$296,763

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.89
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2013	Resale	Grant Deed	\$241,000	\$166	\$237K
Jan 7, 2011	Quitclaim	Quit Claim Transfer			
Nov 16, 2006	Quitclaim	Quit Claim Transfer			
Mar 20, 2006	Quitclaim	Quit Claim Transfer			
Jan 1, 1972	Recorded document	Grant Deed			

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.