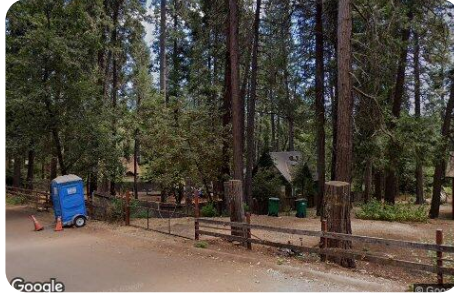
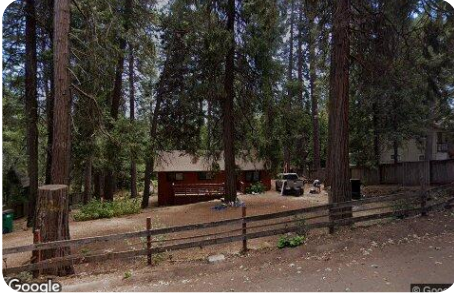


Single Family Residence **RESIDENTIAL**

15328 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$244,835 TopHap Estimate · \$203 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,204 ft²

LIVING AREA

0.43 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$245K

\$228K low

\$261K high

Last Sale

\$280,000 · Mar 16, 2023

Est. Owner Equity

\$0

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$3,369 (2025)
Assessed Value	\$291,312
Previous Assessed	\$291,312

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.43
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2023	Resale	Grant Deed	\$280,000	\$233	\$272K
May 17, 2018	Resale	Grant Deed	\$225,000	\$187	\$214K
Jul 10, 1990	Resale	Grant Deed	\$82,500	\$69	\$72K
Jan 1, 1986	Non-arms-length	Grant Deed	\$60,000	\$50	

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.

OWNERSHIP

Occupancy	Owner occupied
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