

Single Family Residence **RESIDENTIAL**

15309 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$406,553 TopHap Estimate · \$214 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,897 ft²

LIVING AREA

0.92 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$407K

\$378K low

\$435K high

Last Sale

\$410,000 · Apr 29, 2025

Est. Owner Equity

\$119,553

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,046 (2025)
Assessed Value	\$350,197
Previous Assessed	\$350,197

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.92
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2025	Resale	Grant Deed	\$410,000	\$216	\$287K
Dec 3, 2021	Resale	Grant Deed	\$330,000	\$174	\$324K
Feb 7, 2005	Financing	Intrafamily Transfer			\$244K
Nov 29, 1990	Resale	Grant Deed	\$185,000	\$98	\$125K
Jan 1, 1984	Non-arms-length	Grant Deed	\$35,000	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.8 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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