

Single Family Residence **RESIDENTIAL**

15280 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$435,710 TopHap Estimate · \$273 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,596 ft²
LIVING AREA

1.2 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$436K

\$417K low

\$454K high

Last Sale

\$435,000 · Sep 15, 2021

Est. Owner Equity

\$335,710

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$5,247 (2025)
Assessed Value	\$461,624
Previous Assessed	\$461,624

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	1.20
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
Sep 14, 2021	Resale	Grant Deed	\$435,000	\$273	\$75K
Jan 21, 2014	Recorded document	Affidavit Of Death			
Jan 21, 2014	Resale	Grant Deed	\$196,500	\$123	\$196K
Sep 19, 2002	Resale	Grant Deed	\$22,000	\$14	
Jan 1, 1979	Non-arms-length	Grant Deed	\$3,500	\$2	

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	11.0 mi
Chico High School	High	9–12	12.7 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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