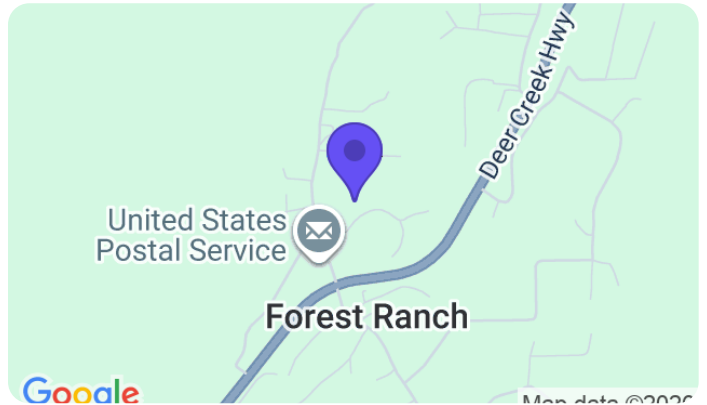


Single Family Residence **RESIDENTIAL**

15389 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$383,539 TopHap Estimate · \$220 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,742 ft²
LIVING AREA

1.03 ac
LOT SIZE

1991
YEAR BUILT

VALUATION

\$384K

\$370K low

\$397K high

Last Sale

\$385,000 · Jan 8, 2026

Est. Owner Equity

\$75,539

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,171 (2025)
Assessed Value	\$361,051
Previous Assessed	\$361,051

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.03
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes

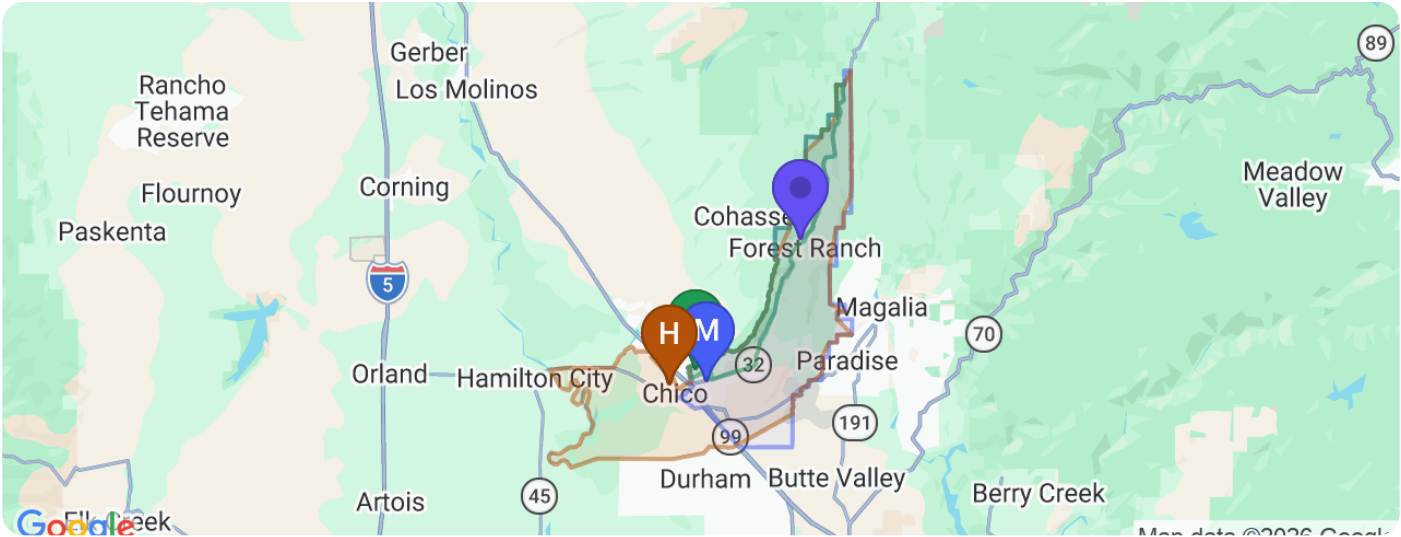
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2026	Resale	Grant Deed	\$385,000	\$221	\$308K
Jun 1, 2016	Resale	Grant Deed	\$305,000	\$175	\$244K
Nov 25, 1991	Resale	Grant Deed	\$162,000	\$93	
Apr 9, 1990	Non-arms-length	Grant Deed	\$42,000	\$24	\$12K

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	11.4 mi
Chico High School	High	9–12	13.1 mi

District: Chico Unified School District



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.