

Single Family Residence **RESIDENTIAL**

15407 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$276,690 TopHap Estimate · \$231 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,200 ft²
LIVING AREA

1 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

VALUATION

\$277K

\$261K low

\$292K high

Last Sale

\$287,500 · Jun 15, 2021

Est. Owner Equity

\$276,690

TAX & ASSESSMENT

Property Tax	\$3,597 (2025)
Assessed Value	\$311,197
Previous Assessed	\$311,197

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.00
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Floor/Wall Furnace
Cooling	None
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2021	Resale	Grant Deed	\$287,500	\$240	
Oct 26, 2012	Quitclaim	Quit Claim Transfer			
Oct 26, 2012	Financing	Intrafamily Transfer			\$104K
Dec 8, 2009	Quitclaim	Quit Claim Transfer			
Mar 25, 1992	Resale	Grant Deed	\$7,000	\$6	
Dec 30, 1987	Non-arms-length	Grant Deed	\$3,500	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.2 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

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	Absentee owner
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