

Single Family Residence **RESIDENTIAL**

15421 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$254,631 TopHap Estimate · \$177 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,436 ft²

LIVING AREA

1.06 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$255K

\$232K low

\$278K high

Last Sale

\$106,500 · Dec 24, 1992

Est. Owner Equity

\$151,631

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,092 (2025)
Assessed Value	\$187,341
Previous Assessed	\$187,341

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.06
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Floor/Wall Furnace
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2013	Quitclaim	Quit Claim Transfer			
Aug 27, 2013	Quitclaim	Quit Claim Transfer			\$103K
Dec 24, 1992	Resale	Grant Deed	\$106,500	\$74	
Jun 29, 1988	Non-arms-length	Grant Deed	\$79,500	\$55	\$58K

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	Owner occupied
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