

Single Family Residence **RESIDENTIAL**

15434 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$274,814 TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,574 ft²

LIVING AREA

1.11 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$275K

\$258K low

\$292K high

Last Sale

\$325,000 · Jul 13, 2022

Est. Owner Equity

\$74,814

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,356 (2025)
Assessed Value	\$297,231
Previous Assessed	\$297,231

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	1.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2022	Resale	Grant Deed	\$325,000	\$206	\$200K
Nov 10, 2021	Financing	Transfer On Death Deed			
Aug 3, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Sep 27, 2018	Quitclaim	Quit Claim Transfer			
Dec 22, 1986	Non-arms-length	Grant Deed	\$95,000	\$60	
Jan 1, 1982	Recorded document	Grant Deed			

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	11.3 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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