

Single Family Residence **RESIDENTIAL**

15386 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$340,087 TopHap Estimate · \$200 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,698 ft²
LIVING AREA

1.11 ac
LOT SIZE

1991
YEAR BUILT

VALUATION

\$340K

\$316K low

\$365K high

Last Sale

\$150,000 · Apr 22, 1998

Est. Owner Equity

\$99,287

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,773 (2025)
Assessed Value	\$239,485
Previous Assessed	\$239,485

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2008	Quitclaim	Quit Claim Transfer			\$200K
Apr 22, 1998	Resale	Grant Deed	\$150,000	\$88	\$130K
Apr 12, 1991	Non-arms-length	Grant Deed	\$169,500	\$100	\$120K

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.