

Single Family Residence **RESIDENTIAL**

15263 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$383,626 TopHap Estimate · \$381 / ft² · confidence 93 · as of Jul 14, 2026



1
BEDS

1
BATHS

1,008 ft²
LIVING AREA

5.52 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

1
ROOMS

4
PARKING

VALUATION

\$384K

\$356K low

\$411K high

Last Sale

\$344,000 · Apr 14, 2022

Est. Owner Equity

\$35,723

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,217 (2025)
Assessed Value	\$365,054
Previous Assessed	\$365,054

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	5.52
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2022	Resale	Grant Deed	\$344,000	\$341	\$338K
Oct 31, 2018	Quitclaim	Quit Claim Transfer			
Aug 4, 2008	Quitclaim	Quit Claim Transfer			\$145K
Jan 22, 2003	Quitclaim	Quit Claim Transfer			
Mar 30, 2000	Resale	Grant Deed	\$60,000	\$60	\$49K
Aug 28, 1997	Resale	Grant Deed	\$56,500	\$56	\$52K
Jan 1, 1981	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.7 mi
Harry M. Marsh Junior High School	Middle	6–8	10.9 mi
Chico High School	High	9–12	12.6 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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