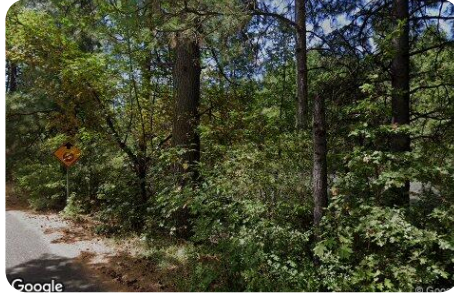


Single Family Residence **RESIDENTIAL**

15721 FOREST RANCH RD

FOREST RANCH, CA 95942

\$375,989 TopHap Estimate · \$212 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,772 ft²

LIVING AREA

4.59 ac

LOT SIZE

1996

YEAR BUILT

VALUATION

\$376K

\$347K low

\$405K high

Est. Owner Equity

\$164,469

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,240 (2025)
Assessed Value	\$280,108
Previous Assessed	\$280,108

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	4.59
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 1999	Quitclaim	Quit Claim Transfer			\$136K
Apr 1, 1997	Quitclaim	Quit Claim Transfer			\$135K
Nov 20, 1991	Resale	Grant Deed	\$70,000	\$40	
Jan 1, 1975	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.6 mi
Harry M. Marsh Junior High School	Middle	6–8	11.8 mi
Chico High School	High	9–12	13.5 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.