

Single Family Residence **RESIDENTIAL**

16093 FOREST RANCH RD

FOREST RANCH, CA 95942

\$250,063 TopHap Estimate · \$651 / ft² · confidence 78 · as of Jul 14, 2026



1
BEDS

1
BATHS

384 ft²
LIVING AREA

20 ac
LOT SIZE

1980
YEAR BUILT

VALUATION

\$250K

\$195K low

\$305K high

Last Sale

\$150,000 · Jul 24, 1992

Est. Owner Equity

\$250,063

TAX & ASSESSMENT

Property Tax	\$3,011 (2025)
Assessed Value	\$260,020
Previous Assessed	\$260,020

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Butte
Lot (acres)	20.00
Construction	Wood (Unspecified)
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2005	Quitclaim	Quit Claim Transfer			
Jul 24, 1992	Resale	Grant Deed	\$150,000	\$391	
Jan 1, 1979	Non-arms-length	Grant Deed	\$17,000	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.3 mi
Harry M. Marsh Junior High School	Middle	6–8	12.5 mi
Chico High School	High	9–12	14.2 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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