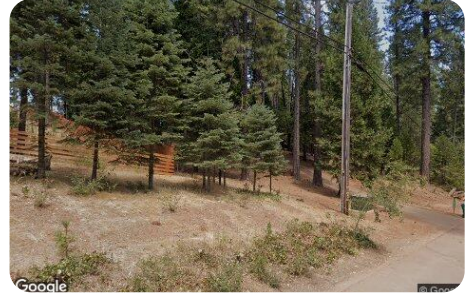


Single Family Residence **RESIDENTIAL**

15321 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$393,689 TopHap Estimate · \$278 / ft² · confidence 80 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,416 ft²
LIVING AREA

0.9 ac
LOT SIZE

1975
YEAR BUILT

2
STORIES

2
ROOMS

2
PARKING

VALUATION

\$394K

\$314K low

\$473K high

Last Sale

\$420,000 · Aug 9, 2019

Est. Owner Equity

\$393,689

TAX & ASSESSMENT

Property Tax	\$4,250 (2025)
Assessed Value	\$367,946
Previous Assessed	\$367,946

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.90
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2020	Quitclaim	Quit Claim Transfer			
Aug 6, 2019	Resale	Grant Deed	\$420,000	\$297	
Jul 26, 2016	Resale	Grant Deed	\$250,000	\$177	\$245K
Mar 11, 2015	Quitclaim	Quit Claim Transfer			
Oct 4, 2002	Resale	Grant Deed	\$170,000	\$120	\$128K
Jan 1, 1981	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.9 mi
Harry M. Marsh Junior High School	Middle	6–8	11.1 mi
Chico High School	High	9–12	12.8 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.