

Single Family Residence **RESIDENTIAL**

# 15316 FOREST RANCH WAY

FOREST RANCH, CA 95942

**\$424,595** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**1,965 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

**3**

PARKING

## VALUATION

**\$425K**

**\$416K low**

**\$433K high**

Last Sale

**\$299,000 · Nov 24, 2009**

Est. Owner Equity

**\$424,595**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,377 (2025) |
| Assessed Value    | \$385,939      |
| Previous Assessed | \$385,939      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Modern                     |
| County        | Butte                      |
| Lot (acres)   | 0.52                       |
| Construction  | Wood (Unspecified)         |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Detached           |
| Pool          | No                         |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------------|---------------------|-----------|--------------------|------|
| Jun 7, 2011  | Quitclaim       | Quit Claim Transfer |           |                    |      |
| Nov 13, 2009 | Resale          | Grant Deed          | \$299,000 | \$152              |      |
| Jan 1, 1983  | Non-arms-length | Grant Deed          | \$90,000  | \$46               |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Sierra View Elementary School     | Elementary | KG–5   | 10.8 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

|                           |                            |                            |                                 |                         |                        |
|---------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>152</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>1,809</b><br>POPULATION | <b>\$121K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>83%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|