

Single Family Residence **RESIDENTIAL**

15354 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$369,549 TopHap Estimate · \$192 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,923 ft²

LIVING AREA

0.32 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

VALUATION

\$370K

\$352K low

\$387K high

Est. Owner Equity

\$144,549

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,717 (2025)
Assessed Value	\$234,612
Previous Assessed	\$234,612

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2025	Financing	Intrafamily Transfer			
Jan 22, 2007	Quitclaim	Quit Claim Transfer			
Jan 12, 2007	Financing	Intrafamily Transfer			\$225K
Mar 23, 1999	Quitclaim	Quit Claim Transfer			
Mar 23, 1999	Recorded document	Trustees Deed			
Mar 28, 1991	Non-arms-length	Grant Deed	\$120,000	\$62	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.0 mi
Harry M. Marsh Junior High School	Middle	6–8	11.2 mi
Chico High School	High	9–12	12.9 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.