

Residential Income (General/Multi-Family)

RESIDENTIAL

16138 FOREST RANCH RD

FOREST RANCH, CA 95942



3

BEDS

2

BATHS

1,439 ft²

LIVING AREA

5.22 ac

LOT SIZE

1984

YEAR BUILT

TAX & ASSESSMENT

Property Tax	\$2,206 (2025)
Assessed Value	\$196,079
Previous Assessed	\$196,079

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
Style	Modern
County	Butte
Lot (acres)	5.22

Construction	Wood (Unspecified)
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2019	Quitclaim	Quit Claim Transfer			
Jan 1, 1982	Non-arms-length	Grant Deed	\$1,500	\$1	

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	Owner occupied
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