

Single Family Residence **RESIDENTIAL**

16298 FOREST RANCH RD

FOREST RANCH, CA 95942

\$417,168 TopHap Estimate · \$185 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,252 ft²
LIVING AREA

2 ac
LOT SIZE

1967
YEAR BUILT

1
STORIES

3
ROOMS

2
PARKING

VALUATION

\$417K

\$408K low

\$426K high

Last Sale

\$418,000 · Apr 15, 2026

Est. Owner Equity

\$417,168

TAX & ASSESSMENT

Property Tax	\$4,420 (2025)
Assessed Value	\$389,674
Previous Assessed	\$382,034
Assessor Market Value	\$417,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	BUTTE
Lot (acres)	2.00
Construction	Wood (Unspecified)
Heating	Baseboard
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2026	Resale	Grant Deed	\$418,000	\$186	\$410K
Mar 4, 2021	Resale	Grant Deed	\$360,000	\$160	\$288K
Mar 4, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Aug 20, 2008	Quitclaim	Quit Claim Transfer			
Dec 18, 2000	Resale	Grant Deed	\$150,000	\$67	\$120K
Nov 15, 2000	Quitclaim	Quit Claim Transfer			
Feb 7, 1995	Quitclaim	Quit Claim Transfer			
Dec 28, 1994	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.7 mi
Harry M. Marsh Junior High School	Middle	6–8	12.9 mi
Chico High School	High	9–12	14.6 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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