

Single Family Residence **RESIDENTIAL**

16299 FOREST RANCH RD

FOREST RANCH, CA 95942

\$687,083 TopHap Estimate · \$311 / ft² · confidence 89 · as of Jul 14, 2026

3
BEDS

3
BATHS

2,207 ft²
LIVING AREA

47.14 ac
LOT SIZE

1986
YEAR BUILT

3
STORIES

3
ROOMS

2
PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$687K

\$615K low

\$759K high

Last Sale

\$345,000 · Jan 24, 2018

Est. Owner Equity

\$267,083

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,538 (2025)
Assessed Value	\$392,546
Previous Assessed	\$392,546

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	47.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 29, 2017	Recorded document	Affidavit Of Death			
Jan 18, 2018	Resale	Grant Deed	\$345,000	\$156	\$328K
Mar 7, 2001	Quitclaim	Quit Claim Transfer			
Jul 24, 1995	Resale	Grant Deed	\$205,000	\$93	\$65K

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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