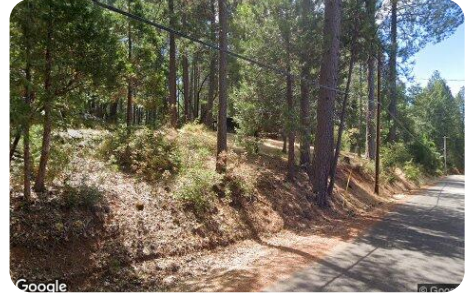
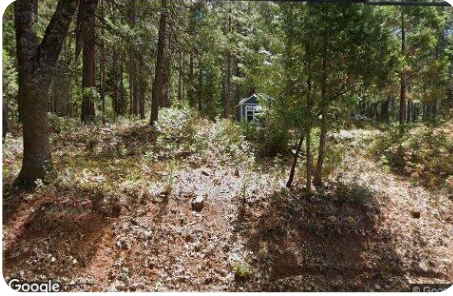


Single Family Residence **RESIDENTIAL**

16100 FOREST RANCH RD

FOREST RANCH, CA 95942

\$174,371 TopHap Estimate · \$279 / ft² · confidence 82 · as of Jul 14, 2026



1
BEDS

1
BATHS

625 ft²
LIVING AREA

1 ac
LOT SIZE

1947
YEAR BUILT

VALUATION

\$174K

\$143K low

\$206K high

Last Sale

\$180,000 · Dec 17, 2020

Est. Owner Equity

\$174,371

TAX & ASSESSMENT

Property Tax	\$2,222 (2025)
Assessed Value	\$191,587
Previous Assessed	\$191,587

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Butte
Lot (acres)	1.00
Construction	Wood (Unspecified)
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2021	Financing	Intrafamily Transfer			
Dec 14, 2020	Resale	Grant Deed	\$180,000	\$288	
Jan 1, 1975	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.2 mi
Harry M. Marsh Junior High School	Middle	6–8	12.5 mi
Chico High School	High	9–12	14.1 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	Absentee owner
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