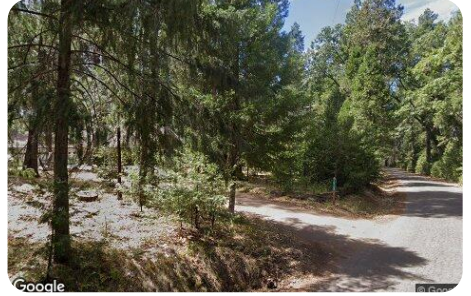
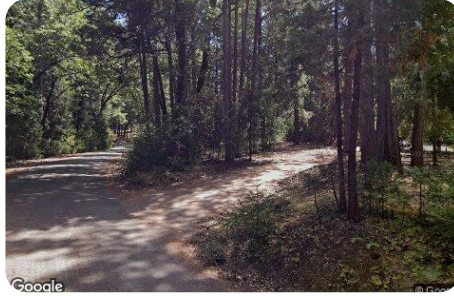


Single Family Residence **RESIDENTIAL**

16168 FOREST RANCH RD

FOREST RANCH, CA 95942

\$476,528 TopHap Estimate · \$202 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,354 ft²
LIVING AREA

2.04 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

3
ROOMS

4
PARKING

VALUATION

\$477K

\$458K low

\$495K high

Last Sale

\$435,000 · May 15, 2017

Est. Owner Equity

\$476,528

TAX & ASSESSMENT

Property Tax	\$5,744 (2025)
Assessed Value	\$504,849
Previous Assessed	\$504,849

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	2.04
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2017	Quitclaim	Quit Claim Transfer			
May 10, 2017	Resale	Grant Deed	\$435,000	\$185	
May 10, 2017	Resale	Deed	\$435,000	\$185	\$235K
Jul 8, 2014	Resale	Grant Deed	\$425,000	\$181	\$340K
Mar 27, 2009	Resale	Grant Deed	\$298,000	\$127	\$293K
Dec 20, 2002	Non-arms-length	Grant Deed	\$58,000	\$25	\$223K
May 14, 1999	Resale	Grant Deed	\$62,500	\$27	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.4 mi
Harry M. Marsh Junior High School	Middle	6–8	12.6 mi
Chico High School	High	9–12	14.3 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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