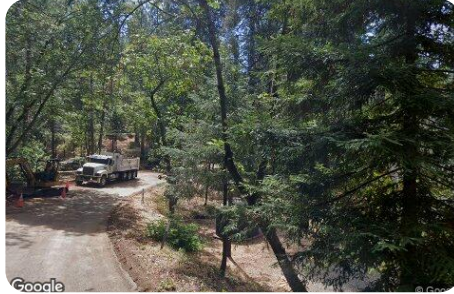


Single Family Residence **RESIDENTIAL**

15799 FOREST RANCH RD

FOREST RANCH, CA 95942

\$366,804 TopHap Estimate · \$224 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,641 ft²
LIVING AREA

0.35 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

2
ROOMS

1
PARKING

VALUATION

\$367K

\$342K low

\$391K high

Last Sale

\$260,000 · Aug 31, 2018

Est. Owner Equity

\$115,304

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,274 (2025)
Assessed Value	\$290,029
Previous Assessed	\$290,029

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.35
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 17, 2018	Resale	Grant Deed	\$260,000	\$158	\$252K
May 9, 2018	Non-arms-length	Trustees Deed	\$148,200	\$90	
Apr 29, 2008	Resale	Grant Deed	\$280,000	\$171	\$270K
Oct 11, 2004	Resale	Grant Deed	\$329,500	\$201	
Aug 11, 2003	Resale	Grant Deed	\$249,000	\$152	\$100K
Jun 30, 1998	Resale	Grant Deed	\$155,000	\$94	
Nov 7, 1994	Resale	Grant Deed	\$143,000	\$87	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.8 mi
Harry M. Marsh Junior High School	Middle	6–8	12.0 mi
Chico High School	High	9–12	13.7 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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