

Residential Income (General/Multi-Family) **RESIDENTIAL**

16045 FOREST RANCH RD
FOREST RANCH, CA 95942



2
BEDS

2
BATHS

680 ft²
LIVING AREA

20.97 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

1
ROOMS

VALUATION

Last Sale **\$189,000 · May 30, 1997**

TAX & ASSESSMENT

Property Tax	\$4,699 (2025)
Assessed Value	\$405,723
Previous Assessed	\$405,723

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
Style	Modern
County	Butte
Lot (acres)	20.97
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 30, 1997	Resale	Grant Deed	\$189,000	\$278	\$164K
Feb 1, 1981	Non-arms-length	Grant Deed	\$40,000	\$59	

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	12.4 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	Owner occupied
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