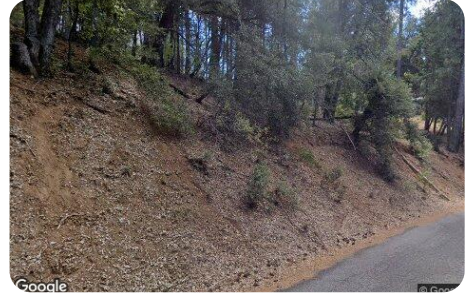


Single Family Residence **RESIDENTIAL**

16300 FOREST RANCH RD

FOREST RANCH, CA 95942

\$373,828 TopHap Estimate · \$183 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2,043 ft²

LIVING AREA

1.88 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$374K

\$345K low

\$403K high

Est. Owner Equity

\$40,628

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,598 (2025)
Assessed Value	\$318,235
Previous Assessed	\$318,235

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	1.88
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 20, 2008	Quitclaim	Quit Claim Transfer			
Feb 21, 2003	Quitclaim	Quit Claim Transfer			\$59K
Dec 28, 1994	Recorded document	Grant Deed			
Jan 31, 1992	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.6 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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