

Single Family Residence **RESIDENTIAL**

15774 FOREST RANCH RD

FOREST RANCH, CA 95942

\$300,802 TopHap Estimate · \$262 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,148 ft²
LIVING AREA

1.9 ac
LOT SIZE

1988
YEAR BUILT

VALUATION

\$301K

\$278K low

\$324K high

Last Sale

\$112,000 · Nov 17, 1994

Est. Owner Equity

\$109,702

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,535 (2025)
Assessed Value	\$312,776
Previous Assessed	\$312,776

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.90
Construction	Wood (Unspecified)
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2024	Financing	Intrafamily Transfer			
Nov 17, 1994	Resale	Grant Deed	\$112,000	\$98	\$78K
Jan 1, 1982	Non-arms-length	Grant Deed	\$24,500	\$21	

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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