

Single Family Residence **RESIDENTIAL**

15732 FOREST RANCH RD

FOREST RANCH, CA 95942

\$308,924 TopHap Estimate · \$269 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,148 ft²

LIVING AREA

1.99 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$309K

\$284K low

\$334K high

Last Sale

\$125,000 · Feb 17, 2010

Est. Owner Equity

\$200,424

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,217 (2025)
Assessed Value	\$278,114
Previous Assessed	\$278,114

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	1.99
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
Jun 10, 2016	Quitclaim	Quit Claim Transfer			
Feb 4, 2010	Resale	Grant Deed	\$125,000	\$109	\$125K
Oct 22, 2007	Recorded document	Affidavit Of Death			
Nov 6, 2007	Resale	Grant Deed	\$95,000	\$83	
Nov 6, 2007	Resale	Grant Deed	\$95,000	\$83	
May 7, 1999	Resale	Grant Deed	\$121,000	\$105	
Sep 18, 1998	Recorded document	Grant Deed			
Oct 19, 1995	Resale	Grant Deed	\$125,000	\$109	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.7 mi
Harry M. Marsh Junior High School	Middle	6–8	11.9 mi
Chico High School	High	9–12	13.6 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	Absentee owner
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