

Residential - Vacant Land **RESIDENTIAL**

FOREST RANCH, CA 95942



4.8 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

Last Sale **\$64,000 · May 21, 2025**

TAX & ASSESSMENT

Property Tax	\$817 (2025)
Assessed Value	\$70,354
Previous Assessed	\$70,354

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Butte
Lot (acres)	4.80
Heating	None

Pool

No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2025	Resale	Grant Deed	\$64,000		
Jun 5, 2024	Financing	Intrafamily Transfer			
Apr 17, 2000	Quitclaim	Quit Claim Transfer			
Jan 29, 1999	Recorded document	Grant Deed			
Dec 30, 1998	Quitclaim	Quit Claim Transfer			
Aug 4, 1988	Non-arms-length	Grant Deed	\$37,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	13.7 mi
Little Chico Creek Elementary School	Elementary	KG–5	13.9 mi
Chico High School	High	9–12	15.3 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