

Single Family Residence **RESIDENTIAL**

FOREST RANCH, CA 95942

\$129,399 TopHap Estimate · confidence 64 · as of Jul 14, 2026



5.11 ac
LOT SIZE

VALUATION

\$129K

\$83K low

\$176K high

Est. Owner Equity \$0

Loan-to-Value 135%

TAX & ASSESSMENT

Property Tax \$4,483 (2025)

Assessed Value \$395,174

Previous Assessed

\$395,174

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	5.11
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2009	Quitclaim	Quit Claim Transfer			
Feb 24, 2003	Quitclaim	Quit Claim Transfer			
Feb 24, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.1 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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