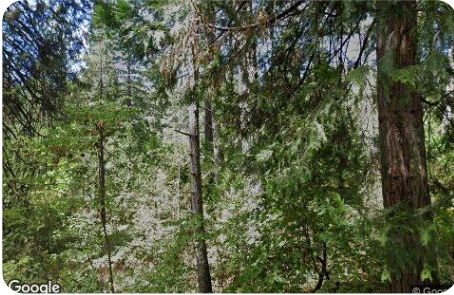


Single Family Residence **RESIDENTIAL**

FOREST RANCH, CA 95942

\$301,563 TopHap Estimate · \$211 / ft² · confidence 84 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,430 ft²
LIVING AREA

6.19 ac
LOT SIZE

1978
YEAR BUILT

VALUATION

\$302K

\$253K low

\$350K high

Est. Owner Equity

\$208,563

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,218 (2025)
Assessed Value	\$285,109
Previous Assessed	\$285,109

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	6.19
Construction	Wood (Unspecified)
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2018	Quitclaim	Quit Claim Transfer			

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
---------------------------------------	--	--	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------