

Residential - Vacant Land **RESIDENTIAL**

FOREST RANCH, CA 95942

5 ac
LOT SIZE

VALUATION

Last Sale **\$40,000 · Jul 22, 2016**

TAX & ASSESSMENT

Property Tax	\$542 (2025)
Assessed Value	\$46,420
Previous Assessed	\$46,420

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Butte
Lot (acres)	5.00
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2016	Resale	Grant Deed	\$40,000		\$20K
May 13, 2010	Non-arms-length	Grant Deed	\$15,000		

May 13, 2010	Resale	Grant Deed	\$30,000	\$25K
Dec 24, 2007	Recorded document	Grant Deed		
Jan 1, 1973	Recorded document	Grant Deed		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	10.2 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.5 mi
Chico High School	High	9–12	12.2 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.