

Residential - Vacant Land **RESIDENTIAL**

FOREST RANCH, CA 95942

20.65 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

Last Sale **\$115,000 · Mar 19, 2025**

TAX & ASSESSMENT

Property Tax	\$2,179 (2025)
Assessed Value	\$188,700
Previous Assessed	\$188,700

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Butte
Lot (acres)	20.65
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2025	Resale	Grant Deed	\$115,000		
Dec 19, 1997	Quitclaim	Quit Claim Transfer			

Dec 19, 1997	Quitclaim	Quit Claim Transfer	
Feb 7, 1994	Quitclaim	Quit Claim Transfer	
Sep 3, 1992	Resale	Grant Deed	\$19,000

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.7 mi
Little Chico Creek Elementary School	Elementary	KG–5	9.9 mi
Chico High School	High	9–12	11.7 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.