

Residential - Vacant Land **RESIDENTIAL**

FOREST RANCH, CA 95942

21.68 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

Last Sale **\$95,000 · Jun 4, 2021**

TAX & ASSESSMENT

Property Tax	\$1,191 (2025)
Assessed Value	\$102,830
Previous Assessed	\$102,830

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Butte
Lot (acres)	21.68
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2021	Non-arms-length	Grant Deed	\$47,500		
Feb 24, 2021	Resale	Grant Deed	\$95,000		\$90K

Jun 30, 2017	Recorded document	Grant Deed	
Jun 30, 2017	Quitclaim	Quit Claim Transfer	
Jun 6, 2017	Quitclaim	Quit Claim Transfer	
Jan 20, 2016	Quitclaim	Quit Claim Transfer	
Apr 4, 2015	Quitclaim	Quit Claim Transfer	
Sep 3, 1993	Quitclaim	Quit Claim Transfer	\$19,000
Jun 27, 1988	Financing	Grant Deed	\$80K
Jan 1, 1986	Recorded document	Grant Deed	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.8 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.0 mi
Chico High School	High	9–12	11.8 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
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