

Single Family Residence **RESIDENTIAL**

FOREST RANCH, CA 95942

\$126,714 TopHap Estimate · confidence 64 · as of Jul 14, 2026

23.17 ac
LOT SIZE

1980
YEAR BUILT

VALUATION

\$127K

\$81K low

\$172K high

Est. Owner Equity

\$126,714

TAX & ASSESSMENT

Property Tax	\$2,491 (2025)
Assessed Value	\$214,774
Previous Assessed	\$214,774

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	23.17
Heating	None
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	10.1 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.3 mi
Chico High School	High	9–12	12.0 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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