

Miscellaneous (Residential) **RESIDENTIAL**

FOREST RANCH, CA 95942

17.18 ac
LOT SIZE

VALUATION

Last Sale **\$170,000 · Jan 6, 2023**

TAX & ASSESSMENT

Property Tax	\$2,043 (2025)
Assessed Value	\$176,868
Previous Assessed	\$176,868

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	Butte
Lot (acres)	17.18
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 5, 2023	Resale	Grant Deed	\$170,000		\$110K
Jan 5, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harry M. Marsh Junior High School	Middle	6–8	9.9 mi
Little Chico Creek Elementary School	Elementary	KG–5	10.1 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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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