

Single Family Residence **RESIDENTIAL**

15320 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$382,503 TopHap Estimate · \$207 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,848 ft²

LIVING AREA

0.48 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$383K

\$350K low

\$415K high

Last Sale

\$385,000 · Aug 15, 2025

Est. Owner Equity

\$55,253

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,405 (2025)
Assessed Value	\$295,831
Previous Assessed	\$295,831

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.48
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2025	Resale	Grant Deed	\$385,000	\$208	\$327K
Dec 8, 2017	Resale	Grant Deed	\$260,000	\$141	\$260K
Jun 18, 2008	Resale	Grant Deed	\$264,500	\$143	\$260K
May 30, 2008	Non-arms-length	Grant Deed	\$112,000	\$61	
Apr 13, 2005	Non-arms-length	Grant Deed	\$14,000	\$8	
Apr 13, 2005	Resale	Grant Deed	\$280,000	\$152	\$224K
Apr 13, 2005	Quitclaim	Quit Claim Transfer			
Jul 2, 1999	Quitclaim	Quit Claim Transfer			
May 7, 1999	Resale	Grant Deed	\$130,000	\$70	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.9 mi
Harry M. Marsh Junior High School	Middle	6–8	11.1 mi

Chico High School	High	9–12	12.8 mi
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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	Owner occupied
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