

Single Family Residence **RESIDENTIAL**

15300 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$403,580 TopHap Estimate · \$242 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,666 ft²
LIVING AREA

0.53 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

3
ROOMS

1
PARKING

VALUATION

\$404K

\$382K low

\$425K high

Last Sale

\$415,000 · May 3, 2022

Est. Owner Equity

\$81,199

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,084 (2025)
Assessed Value	\$440,401
Previous Assessed	\$440,401

PROPERTY FACTS

Property Type	Single Family Residence
County	Butte
Lot (acres)	0.53
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
Apr 26, 2022	Resale	Grant Deed	\$415,000	\$249	\$322K
Feb 11, 2021	Resale	Grant Deed	\$389,000	\$233	\$370K
Jul 11, 2014	Financing	Intrafamily Transfer			\$280K
May 22, 2007	Resale	Grant Deed	\$280,000	\$168	\$280K
Sep 14, 2004	Resale	Grant Deed	\$275,000	\$165	\$220K
Sep 10, 2003	Quitclaim	Quit Claim Transfer			\$133K
Jul 26, 2002	Resale	Grant Deed	\$23,000	\$14	
May 3, 1995	Quitclaim	Quit Claim Transfer			
Sep 19, 1994	Quitclaim	Quit Claim Transfer			
Jan 1, 1978	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	10.8 mi
Harry M. Marsh Junior High School	Middle	6–8	11.0 mi

Chico High School	High	9–12	12.7 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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