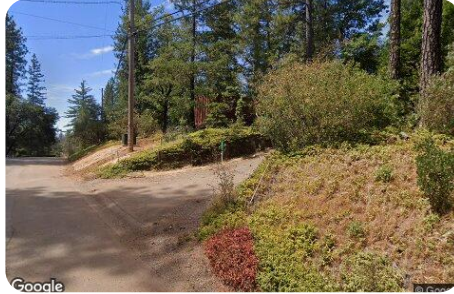


Single Family Residence **RESIDENTIAL**

15317 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$407,827 TopHap Estimate · \$173 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,354 ft²
LIVING AREA

0.91 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$408K

\$378K low

\$438K high

Last Sale

\$429,000 · Jul 28, 2023

Est. Owner Equity

\$277

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$2,057 (2025)
Assessed Value	\$177,260
Previous Assessed	\$177,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.91
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2023	Resale	Grant Deed	\$429,000	\$182	\$408K
May 11, 2007	Quitclaim	Quit Claim Transfer			
May 10, 2007	Quitclaim	Quit Claim Transfer			
May 10, 2007	Resale	Grant Deed	\$381,000	\$162	\$336K
Jan 1, 1968	Recorded document	Grant Deed			

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

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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