

Single Family Residence **RESIDENTIAL**

15306 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$380,579 TopHap Estimate · \$236 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,612 ft²
LIVING AREA

0.53 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

2
ROOMS

2
PARKING

VALUATION

\$381K

\$347K low

\$414K high

Last Sale

\$303,000 · Jan 30, 2020

Est. Owner Equity

\$111,579

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,830 (2025)
Assessed Value	\$331,370
Previous Assessed	\$331,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
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
Jan 30, 2019	Resale	Grant Deed	\$303,000	\$188	\$269K
Nov 12, 2010	Resale	Grant Deed	\$230,000	\$143	\$224K
May 11, 2005	Resale	Grant Deed	\$281,000	\$174	\$225K
Nov 24, 2004	Quitclaim	Quit Claim Transfer			\$192K
Sep 3, 2004	Quitclaim	Quit Claim Transfer			
May 28, 2004	Resale	Grant Deed	\$265,000	\$164	\$171K
Sep 13, 1991	Resale	Grant Deed	\$125,000	\$78	
Jul 11, 1989	Non-arms-length	Grant Deed	\$115,500	\$72	\$92K

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

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



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