

Single Family Residence **RESIDENTIAL**

15346 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$358,603 TopHap Estimate · \$191 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,878 ft²
LIVING AREA

0.36 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$359K

\$322K low

\$396K high

Last Sale

\$228,500 · Dec 12, 2018

Est. Owner Equity

\$67,487

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$2,950 (2025)
Assessed Value	\$254,891
Previous Assessed	\$254,891

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	0.36
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2018	Resale	Grant Deed	\$228,500	\$122	\$147K
Mar 18, 2005	Resale	Grant Deed	\$255,000	\$136	\$204K
Jul 14, 1999	Resale	Grant Deed	\$126,000	\$67	\$122K
Dec 21, 1998	Quitclaim	Quit Claim Transfer			
Jul 5, 1994	Financing	Grant Deed			\$27K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.0 mi
Harry M. Marsh Junior High School	Middle	6–8	11.2 mi
Chico High School	High	9–12	12.9 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	Owner occupied
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