

Mobile Home

RESIDENTIAL

16301 FOREST RANCH RD

FOREST RANCH, CA 95942



3

BEDS

2

BATHS

1,716 ft²

LIVING AREA

5.05 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

Last Sale

\$325,000 · Feb 25, 2026

TAX & ASSESSMENT

Property Tax

\$3,544 (2025)

Assessed Value

\$314,013

Previous Assessed

\$314,013

PROPERTY FACTS

Property Type	Mobile Home
Style	Modern
County	Butte
Lot (acres)	5.05
Heating	Central
Cooling	Central
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2026	Resale	Grant Deed	\$325,000	\$189	
May 17, 2019	Resale	Grant Deed	\$281,500	\$164	\$276K
May 14, 2004	Resale	Grant Deed	\$221,500	\$129	
Jun 4, 2002	Resale	Grant Deed	\$175,000	\$102	\$125K
Jan 24, 2000	Resale	Grant Deed	\$131,000	\$76	
Nov 21, 1996	Non-arms-length	Grant Deed	\$37,000	\$22	
Dec 7, 1995	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	12.8 mi
Harry M. Marsh Junior High School	Middle	6–8	13.0 mi
Chico High School	High	9–12	14.7 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

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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