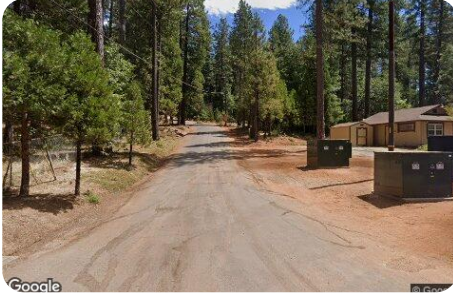


Single Family Residence **RESIDENTIAL**

15382 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$355,810 TopHap Estimate · \$190 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,875 ft²
LIVING AREA

1.04 ac
LOT SIZE

1993
YEAR BUILT

VALUATION

\$356K

\$318K low

\$393K high

Last Sale

\$359,000 · Mar 28, 2025

Est. Owner Equity

\$68,610

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,435 (2025)
Assessed Value	\$390,972
Previous Assessed	\$390,972

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.04
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2025	Resale	Grant Deed	\$359,000	\$191	\$287K
Jun 25, 2013	Financing	Intrafamily Transfer			\$176K
Jan 2, 2004	Resale	Grant Deed	\$275,000	\$147	\$205K
Sep 28, 1992	Non-arms-length	Grant Deed	\$40,000	\$21	
Feb 11, 1991	Resale	Grant Deed	\$35,000	\$19	
Apr 11, 1990	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.1 mi
Harry M. Marsh Junior High School	Middle	6–8	11.3 mi
Chico High School	High	9–12	13.0 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
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------