

Single Family Residence **RESIDENTIAL**

15399 FOREST RANCH WAY

FOREST RANCH, CA 95942

\$182,230 TopHap Estimate · \$216 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

1
BATHS

844 ft²
LIVING AREA

1.02 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$182K

\$177K low

\$187K high

Last Sale

\$100,000 · Nov 17, 2000

Est. Owner Equity

\$20,407

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,843 (2025)
Assessed Value	\$165,653
Previous Assessed	\$165,653

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	Butte
Lot (acres)	1.02
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2000	Resale	Grant Deed	\$100,000	\$118	\$88K
Aug 21, 1997	Resale	Grant Deed	\$88,500	\$105	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.2 mi
Harry M. Marsh Junior High School	Middle	6–8	11.4 mi
Chico High School	High	9–12	13.1 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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