

Single Family Residence

RESIDENTIAL

15943 FOREST RANCH RD

FOREST RANCH, CA 95942

\$378,744 TopHap Estimate · \$190 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,989 ft²

LIVING AREA

5.05 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$379K

\$371K low

\$386K high

Last Sale

\$375,000 · May 16, 2014

Est. Owner Equity

\$78,744

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,225 (2025)
Assessed Value	\$459,687
Previous Assessed	\$459,687

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Butte
Lot (acres)	5.05
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
May 14, 2014	Resale	Grant Deed	\$375,000	\$189	\$300K
May 14, 2014	Recorded document	Affidavit Of Death			
Jul 8, 2005	Resale	Grant Deed	\$490,000	\$246	\$265K
Jul 31, 1995	Quitclaim	Quit Claim Transfer			\$174K
Nov 14, 1986	Non-arms-length	Grant Deed	\$33,000	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra View Elementary School	Elementary	KG–5	11.9 mi
Harry M. Marsh Junior High School	Middle	6–8	12.2 mi
Chico High School	High	9–12	13.8 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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