

Single Family Residence **RESIDENTIAL**

2146 RANCH VIEW DR

ROCKLIN, CA 95765

\$710,388 TopHap Estimate · \$395 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,798 ft²
LIVING AREA

0.15 ac
LOT SIZE

2009
YEAR BUILT

2
PARKING

VALUATION

\$710K

\$611K low

\$810K high

Last Sale

\$285,500 · May 14, 2009

Est. Owner Equity

\$310,388

Loan-to-Value

56%

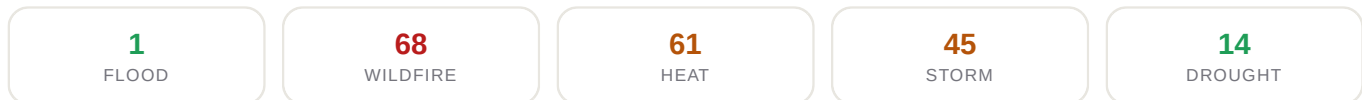
TAX & ASSESSMENT

Property Tax	\$7,348 (2025)
Assessed Value	\$374,985
Previous Assessed	\$367,633

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2009	Quitclaim	Quit Claim Transfer			
May 8, 2009	Resale	Grant Deed	\$285,500	\$159	\$280K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$3265	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.6 mi

District: Rocklin 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 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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