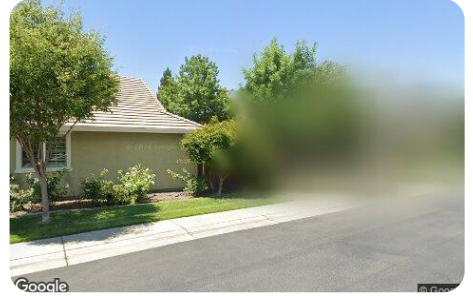


Single Family Residence **RESIDENTIAL**

2145 RANCH VIEW DR

ROCKLIN, CA 95765

\$806,595 TopHap Estimate · \$353 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,286 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$807K

\$787K low

\$826K high

Last Sale

\$390,000 · Oct 11, 2013

Est. Owner Equity

\$518,595

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$8,625 (2025)
Assessed Value	\$487,634
Previous Assessed	\$478,073

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

68
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2013	Quitclaim	Quit Claim Transfer			
Oct 8, 2013	Resale	Grant Deed	\$390,000	\$171	\$290K
Jul 12, 2012	Quitclaim	Quit Claim Transfer			
May 28, 2009	Resale	Grant Deed	\$321,500	\$141	
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2568	

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	Absentee owner
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