

Single Family Residence **RESIDENTIAL**

2143 RANCH VIEW DR

ROCKLIN, CA 95765

\$863,919 TopHap Estimate · \$302 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,861 ft²

LIVING AREA

0.15 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$864K

\$826K low

\$902K high

Last Sale

\$525,000 · Aug 1, 2017

Est. Owner Equity

\$203,919

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$10,246 (2025)
Assessed Value	\$639,666
Previous Assessed	\$627,124

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

69
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2017	Resale	Grant Deed	\$525,000	\$184	\$446K
May 16, 2014	Resale	Grant Deed	\$470,000	\$164	\$353K
Nov 19, 2012	Financing	Intrafamily Transfer			\$322K
Jun 2, 2009	Quitclaim	Quit Claim Transfer			
Jun 11, 2009	Resale	Grant Deed	\$365,000	\$128	\$329K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2052	

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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