

Single Family Residence **RESIDENTIAL**

2142 RANCH VIEW DR

ROCKLIN, CA 95765

\$847,465 TopHap Estimate · \$276 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,066 ft²
LIVING AREA

0.15 ac
LOT SIZE

2009
YEAR BUILT

3
PARKING

VALUATION

\$847K

\$816K low

\$879K high

Last Sale

\$485,000 · Sep 13, 2016

Est. Owner Equity

\$374,465

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$9,932 (2025)
Assessed Value	\$610,226
Previous Assessed	\$598,262

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

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
Sep 6, 2016	Resale	Grant Deed	\$485,000	\$158	\$388K
Jun 15, 2009	Resale	Grant Deed	\$384,000	\$125	\$293K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$1915	

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------