

Single Family Residence **RESIDENTIAL**

2144 RANCH VIEW DR

ROCKLIN, CA 95765

\$861,467 TopHap Estimate · \$300 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,868 ft²
LIVING AREA

0.14 ac
LOT SIZE

2009
YEAR BUILT

2
PARKING

VALUATION

\$861K

\$742K low

\$981K high

Last Sale

\$5,040,000 · Jul 18, 2014

Est. Owner Equity

\$221,467

Loan-to-Value

74%

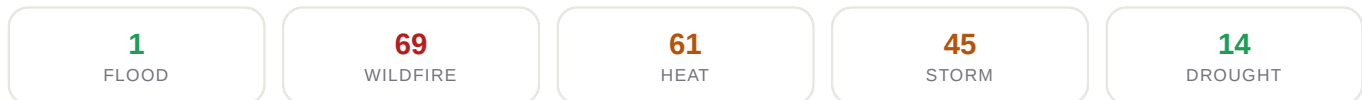
TAX & ASSESSMENT

Property Tax	\$8,922 (2025)
Assessed Value	\$522,641
Previous Assessed	\$512,394

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
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
Jul 18, 2014	Financing	Intrafamily Transfer			\$391K
Jun 26, 2009	Resale	Grant Deed	\$397,000	\$138	\$361K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2047	

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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