

Single Family Residence

RESIDENTIAL

2156 RANCH VIEW DR

ROCKLIN, CA 95765

\$852,949 TopHap Estimate · \$297 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,868 ft²

LIVING AREA

0.14 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$853K

\$737K low

\$969K high

Last Sale

\$399,000 · May 16, 2008

Est. Owner Equity

\$538,979

Loan-to-Value

37%

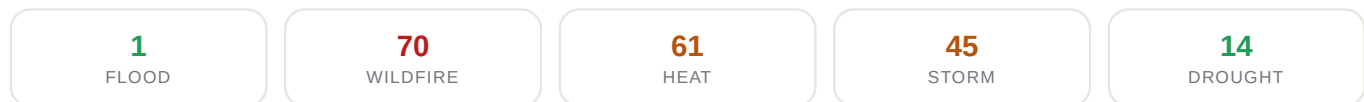
TAX & ASSESSMENT

Property Tax	\$9,046 (2025)
Assessed Value	\$534,295
Previous Assessed	\$523,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
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
Feb 25, 2021	Financing	Divorce/Dissolution of Marriage Transfer			\$314K
May 9, 2008	Resale	Grant Deed	\$399,000	\$139	\$393K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.8 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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