

Single Family Residence **RESIDENTIAL**

2133 RANCH VIEW DR

ROCKLIN, CA 95765

\$855,611 TopHap Estimate · \$298 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,868 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$856K

\$820K low

\$891K high

Last Sale

\$605,000 · May 18, 2018

Est. Owner Equity

\$415,768

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$10,912 (2025)
Assessed Value	\$702,148
Previous Assessed	\$688,381

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	67 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2018	Resale	Grant Deed	\$605,000	\$211	\$458K
Jun 20, 2016	Financing	Intrafamily Transfer			\$365K
Apr 9, 2013	Quitclaim	Quit Claim Transfer			
Apr 9, 2013	Quitclaim	Quit Claim Transfer			
Apr 5, 2010	Resale	Grant Deed	\$360,000	\$126	\$350K
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	1.7 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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