

Single Family Residence **RESIDENTIAL**

2139 RANCH VIEW DR

ROCKLIN, CA 95765

\$784,285 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,507 ft²

LIVING AREA

0.15 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$784K

\$721K low

\$848K high

Last Sale

\$311,000 · Dec 28, 2009

Est. Owner Equity

\$258,371

Loan-to-Value

69%

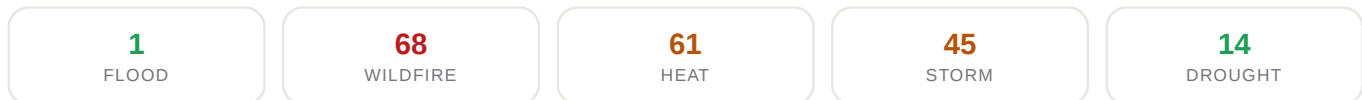
TAX & ASSESSMENT

Property Tax	\$7,709 (2025)
Assessed Value	\$408,853
Previous Assessed	\$400,837

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
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
Dec 18, 2009	Quitclaim	Quit Claim Transfer			
Dec 22, 2009	Resale	Grant Deed	\$311,000	\$124	\$305K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2341	

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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