

Single Family Residence **RESIDENTIAL**

2138 RANCH VIEW DR

ROCKLIN, CA 95765

\$859,018 TopHap Estimate · \$277 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,096 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$859K

\$739K low

\$979K high

Last Sale

\$360,000 · May 6, 2010

Est. Owner Equity

\$286,575

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,479 (2025)
Assessed Value	\$473,976
Previous Assessed	\$464,683

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
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
Dec 13, 2023	Financing	Intrafamily Transfer			
May 29, 2013	Quitclaim	Quit Claim Transfer			
Apr 29, 2010	Resale	Grant Deed	\$360,000	\$116	\$355K
Dec 19, 2008	Quitclaim	Quit Claim Transfer			

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------