

Single Family Residence

RESIDENTIAL

2135 RANCH VIEW DR

ROCKLIN, CA 95765

\$884,374 TopHap Estimate · \$288 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,066 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

3

PARKING

VALUATION

\$884K

\$846K low

\$923K high

Last Sale

\$559,000 · Jul 11, 2017

Est. Owner Equity

\$288,374

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$12,060 (2025)
Assessed Value	\$817,017
Previous Assessed	\$800,998

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2021	Resale	Grant Deed	\$740,000	\$241	\$596K
Nov 13, 2017	Quitclaim	Quit Claim Transfer			
Jul 5, 2017	Resale	Grant Deed	\$559,000	\$182	
May 25, 2010	Resale	Grant Deed	\$390,000	\$127	\$354K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$1915	

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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