

Single Family Residence **RESIDENTIAL**

2140 RANCH VIEW DR

ROCKLIN, CA 95765

\$762,610 TopHap Estimate · \$299 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,548 ft²
LIVING AREA

0.14 ac
LOT SIZE

2010
YEAR BUILT

2
PARKING

VALUATION

\$763K

\$708K low

\$817K high

Last Sale

\$659,000 · Mar 14, 2023

Est. Owner Equity

\$88,453

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$10,584 (2025)
Assessed Value	\$643,387
Previous Assessed	\$658,198

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

1
FLOOD

67
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2023	Resale	Grant Deed	\$659,000	\$259	\$674K
Mar 18, 2022	Resale	Grant Deed	\$692,500	\$272	\$367K
Jul 15, 2021	Financing	Intrafamily Transfer			\$424K
Jan 8, 2020	Resale	Grant Deed	\$470,000	\$184	\$423K
Feb 16, 2010	Resale	Grant Deed	\$305,000	\$120	
Feb 17, 2010	Financing	Intrafamily Transfer			
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2304	

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	1.6 mi
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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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