

Single Family Residence

RESIDENTIAL

2132 RANCH VIEW DR

ROCKLIN, CA 95765

\$853,888 TopHap Estimate · \$308 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,773 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$854K

\$807K low

\$901K high

Last Sale

\$515,000 · Jun 30, 2016

Est. Owner Equity

\$254,278

Loan-to-Value

72%

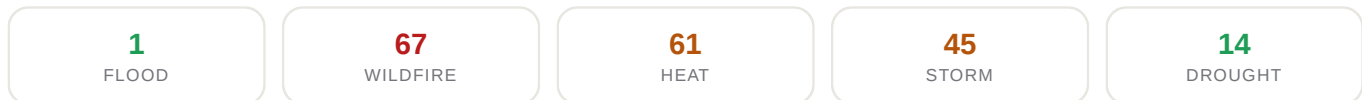
TAX & ASSESSMENT

Property Tax	\$8,448 (2025)
Assessed Value	\$649,660
Previous Assessed	\$636,922

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2025	Financing	Intrafamily Transfer			
Jun 28, 2016	Resale	Grant Deed	\$515,000	\$186	\$505K
Sep 18, 2012	Quitclaim	Quit Claim Transfer			\$290K
Mar 18, 2010	Resale	Grant Deed	\$363,000	\$131	\$290K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.6 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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