

Single Family Residence **RESIDENTIAL**

2134 RANCH VIEW DR

ROCKLIN, CA 95765

\$699,818 TopHap Estimate · \$366 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,913 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$700K

\$613K low

\$787K high

Last Sale

\$2,626,000 · Jun 28, 2012

Est. Owner Equity

\$326,818

Loan-to-Value

52%

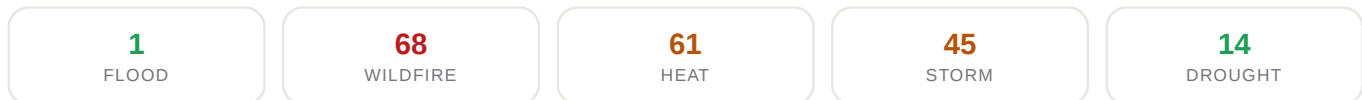
TAX & ASSESSMENT

Property Tax	\$7,830 (2025)
Assessed Value	\$420,205
Previous Assessed	\$411,966

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2019	Quitclaim	Quit Claim Transfer			
Jan 31, 2017	Financing	Intrafamily Transfer			\$303K
Mar 31, 2010	Resale	Grant Deed	\$298,500	\$156	\$238K
Mar 31, 2010	Quitclaim	Quit Claim Transfer			
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$3068	

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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