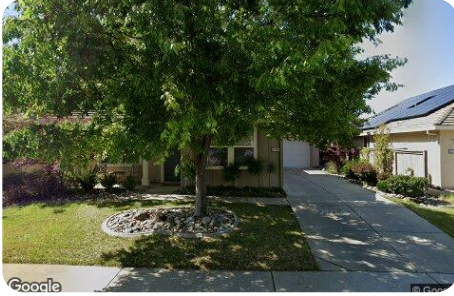


Single Family Residence **RESIDENTIAL**

# 2136 RANCH VIEW DR

ROCKLIN, CA 95765

**\$853,221** TopHap Estimate · \$297 / ft² · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**3.5**  
BATHS

**2,868 ft²**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2010**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$853K**

\$800K low

\$906K high

Last Sale

**\$565,000 · Oct 20, 2017**

Est. Owner Equity

**\$853,221**

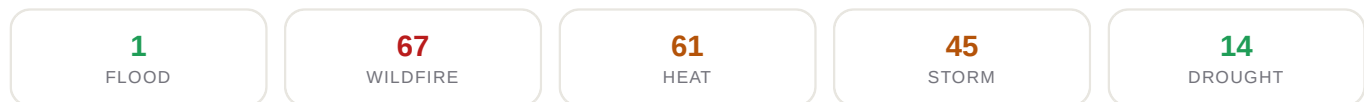
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,417 (2025) |
| Assessed Value    | \$655,725       |
| Previous Assessed | \$642,869       |

## 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



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 10, 2017 | Resale    | Grant Deed          | \$565,000 | \$197              |        |
| Apr 28, 2010 | Resale    | Grant Deed          | \$360,000 | \$126              | \$288K |
| 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|