

Single Family Residence **RESIDENTIAL**

2107 RANCH VIEW DR

ROCKLIN, CA 95765

\$839,575 TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,830 ft²

LIVING AREA

0.15 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$840K

\$805K low

\$874K high

Last Sale

\$570,000 · Oct 19, 2018

Est. Owner Equity

\$502,575

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$10,340 (2025)
Assessed Value	\$648,557
Previous Assessed	\$635,841

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	66 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2024	Financing	Intrafamily Transfer			
Sep 23, 2020	Financing	Intrafamily Transfer			\$337K
Oct 18, 2018	Resale	Grant Deed	\$570,000	\$201	\$342K
Oct 29, 2012	Resale	Grant Deed	\$407,000	\$144	\$400K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2074	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.6 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.8 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	Absentee owner
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