

Single Family Residence **RESIDENTIAL**

2102 RANCH VIEW DR

ROCKLIN, CA 95765

\$788,353 TopHap Estimate · \$304 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,596 ft²

LIVING AREA

0.16 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$788K

\$762K low

\$815K high

Last Sale

\$455,000 · Nov 26, 2014

Est. Owner Equity

\$398,353

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,372 (2025)
Assessed Value	\$557,707
Previous Assessed	\$546,772

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

57
FLOOD

65
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2014	Quitclaim	Quit Claim Transfer			
Nov 21, 2014	Resale	Grant Deed	\$455,000	\$175	\$387K
Sep 21, 2012	Resale	Grant Deed	\$375,000	\$144	
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2261	

ASSIGNED SCHOOLS

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