

Single Family Residence **RESIDENTIAL**

2105 RANCH VIEW DR

ROCKLIN, CA 95765

\$832,775 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,773 ft²

LIVING AREA

0.15 ac

LOT SIZE

2011

YEAR BUILT

2

PARKING

VALUATION

\$833K

\$802K low

\$864K high

Last Sale

\$447,000 · Sep 7, 2012

Est. Owner Equity

\$420,275

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,336 (2025)
Assessed Value	\$561,446
Previous Assessed	\$550,438

PROPERTY FACTS

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

CLIMATE RISK

56
FLOOD

66
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
Apr 2, 2022	Financing	Intrafamily Transfer			
Sep 5, 2012	Resale	Grant Deed	\$447,000	\$161	\$358K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.5 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	Owner occupied
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