

Single Family Residence **RESIDENTIAL**

2106 RANCH VIEW DR

ROCKLIN, CA 95765

\$709,420 TopHap Estimate · \$383 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,854 ft²

LIVING AREA

0.15 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$709K

\$610K low

\$809K high

Last Sale

\$160,000 · May 26, 2015

Est. Owner Equity

\$567,493

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$8,012 (2025)
Assessed Value	\$437,305
Previous Assessed	\$428,731

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

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2026	Financing	Mortgage			\$142K
Sep 20, 2016	Financing	Intrafamily Transfer			\$318K
May 14, 2015	Resale	Grant Deed	\$160,000	\$86	
May 14, 2015	Quitclaim	Quit Claim Transfer			\$320K
Aug 30, 2012	Resale	Grant Deed	\$348,500	\$188	\$339K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$3166	

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------