

Single Family Residence

**RESIDENTIAL**

# 2114 RANCH VIEW DR

ROCKLIN, CA 95765

**\$852,799** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,498 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2011**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$853K**

\$755K low

\$951K high

Last Sale

**\$840,000 · Sep 9, 2025**

Est. Owner Equity

**\$72,799**

Loan-to-Value

**91%**

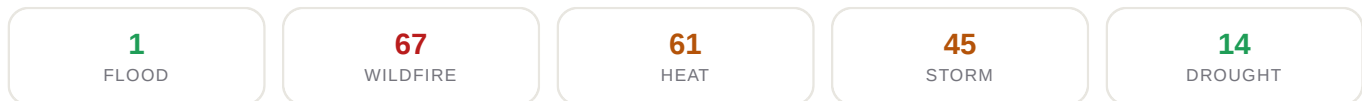
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,946 (2025) |
| Assessed Value    | \$840,000       |
| Previous Assessed | \$691,505       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| Sep 2, 2025  | Resale    | Grant Deed          | \$840,000   | \$240  | \$780K |
| Jan 24, 2019 | Financing | Grant Deed          |             |        | \$447K |
| Jun 11, 2018 | Quitclaim | Quit Claim Transfer |             |        |        |
| Jun 22, 2018 | Resale    | Grant Deed          | \$620,000   | \$177  |        |
| Jun 17, 2011 | Resale    | Grant Deed          | \$388,500   | \$111  | \$379K |
| Dec 19, 2008 | Resale    | Grant Deed          | \$5,870,000 | \$1678 |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Whitney High School            | High       | 9–12   | 0.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|