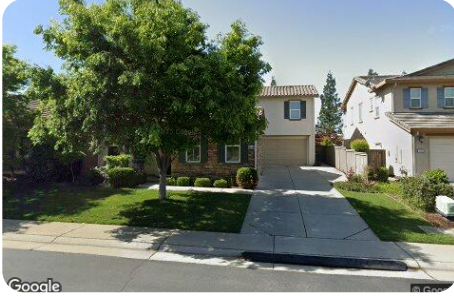


Single Family Residence **RESIDENTIAL**

2116 RANCH VIEW DR

ROCKLIN, CA 95765

\$818,264 TopHap Estimate · \$286 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,861 ft²
LIVING AREA

0.14 ac
LOT SIZE

2011
YEAR BUILT

2
PARKING

VALUATION

\$818K

\$772K low

\$865K high

Last Sale

\$465,000 · Mar 19, 2015

Est. Owner Equity

\$515,194

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$9,427 (2025)
Assessed Value	\$570,026
Previous Assessed	\$558,850

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
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
Mar 11, 2015	Resale	Grant Deed	\$465,000	\$163	\$417K
Oct 19, 2012	Quitclaim	Quit Claim Transfer			
Aug 24, 2011	Resale	Grant Deed	\$356,000	\$124	\$364K
Oct 6, 2011	Quitclaim	Quit Claim Transfer			
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2052	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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