

Single Family Residence **RESIDENTIAL**

# 2117 RANCH VIEW DR

ROCKLIN, CA 95765

**\$807,904** TopHap Estimate · \$291 / ft² · confidence 91 · as of Jul 14, 2026



**4**  
BEDS

**3.5**  
BATHS

**2,773 ft²**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2011**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$808K**

\$738K low

\$878K high

Last Sale

**\$330,000 · Sep 8, 2011**

Est. Owner Equity

**\$370,904**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,313 (2025) |
| Assessed Value    | \$465,530      |
| Previous Assessed | \$456,403      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | In-Ground Pool          |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 66<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Aug 15, 2023 | Financing | Intrafamily Transfer |             |        |        |
| May 23, 2011 | Resale    | Grant Deed           | \$330,000   | \$119  | \$322K |
| Dec 19, 2008 | Resale    | Grant Deed           | \$5,870,000 | \$2117 |        |

## 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> |
|-----------|-----------------------|