

Single Family Residence **RESIDENTIAL**

2120 RANCH VIEW DR

ROCKLIN, CA 95765

\$827,235 TopHap Estimate · \$298 / ft² · confidence 86 · 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

\$827K

\$715K low

\$940K high

Last Sale

\$331,000 · Jun 22, 2011

Est. Owner Equity

\$621,710

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$7,619 (2025)
Assessed Value	\$437,056
Previous Assessed	\$428,487

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
Apr 5, 2024	Financing	Intrafamily Transfer			
Mar 11, 2011	Resale	Grant Deed	\$331,000	\$119	\$265K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.6 mi
Whitney High School	High	9–12	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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