

Single Family Residence

RESIDENTIAL

2122 RANCH VIEW DR

ROCKLIN, CA 95765

\$875,189 TopHap Estimate · \$282 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,100 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$875K

\$812K low

\$938K high

Last Sale

\$590,000 · Apr 20, 2018

Est. Owner Equity

\$469,889

Loan-to-Value

45%

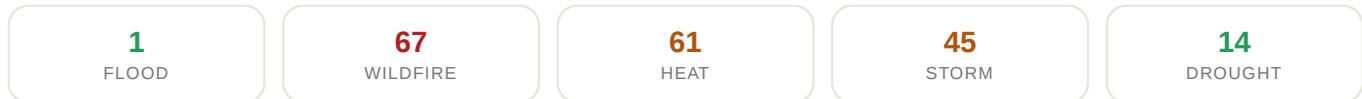
TAX & ASSESSMENT

Property Tax	\$10,650 (2025)
Assessed Value	\$684,740
Previous Assessed	\$671,315

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2019	Quitclaim	Quit Claim Transfer			
Apr 4, 2018	Resale	Grant Deed	\$590,000	\$190	\$453K
Oct 6, 2010	Resale	Grant Deed	\$425,000	\$137	
Apr 6, 2010	Resale	Grant Deed	\$222,000	\$72	
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$1894	

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	1.7 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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