

Single Family Residence **RESIDENTIAL**

2125 RANCH VIEW DR

ROCKLIN, CA 95765

\$814,947 TopHap Estimate · \$294 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,773 ft²
LIVING AREA

0.14 ac
LOT SIZE

2010
YEAR BUILT

2
PARKING

VALUATION

\$815K

\$787K low

\$843K high

Last Sale

\$448,000 · Sep 13, 2013

Est. Owner Equity

\$259,947

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$9,398 (2025)
Assessed Value	\$560,156
Previous Assessed	\$549,173

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

67
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 6, 2021	Financing	Intrafamily Transfer			\$495K
Dec 6, 2021	Financing	Intrafamily Transfer			
May 10, 2021	Financing	Intrafamily Transfer			\$427K
May 10, 2021	Financing	Intrafamily Transfer			
Aug 22, 2017	Quitclaim	Quit Claim Transfer			
Sep 9, 2013	Resale	Grant Deed	\$448,000	\$162	\$417K
Mar 11, 2011	Resale	Grant Deed	\$345,000	\$124	\$328K
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	1.7 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	Absentee owner
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