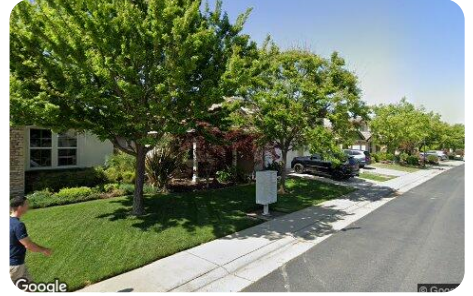


Single Family Residence **RESIDENTIAL**

2126 RANCH VIEW DR

ROCKLIN, CA 95765

\$814,656 TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,773 ft²
LIVING AREA

0.14 ac
LOT SIZE

2010
YEAR BUILT

2
PARKING

VALUATION

\$815K

\$769K low

\$860K high

Last Sale

\$362,000 · Feb 18, 2011

Est. Owner Equity

\$341,656

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,644 (2025)
Assessed Value	\$496,591
Previous Assessed	\$486,855

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	67 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
Nov 9, 2010	Resale	Grant Deed	\$362,000	\$131	\$353K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 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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