

Single Family Residence **RESIDENTIAL**

2127 RANCH VIEW DR

ROCKLIN, CA 95765

\$852,331 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,861 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$852K

\$823K low

\$881K high

Last Sale

\$464,500 · Feb 25, 2014

Est. Owner Equity

\$381,331

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$9,540 (2025)
Assessed Value	\$580,538
Previous Assessed	\$569,155

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 13, 2021	Financing	Intrafamily Transfer			
Dec 13, 2021	Financing	Intrafamily Transfer			\$75K
Nov 7, 2020	Financing	Intrafamily Transfer			\$396K
Nov 7, 2020	Quitclaim	Quit Claim Transfer			
Dec 20, 2019	Financing	Intrafamily Transfer			\$400K
Dec 20, 2019	Quitclaim	Quit Claim Transfer			
Apr 21, 2016	Quitclaim	Quit Claim Transfer			
Apr 21, 2016	Financing	Grant Deed			
Apr 21, 2016	Quitclaim	Quit Claim Transfer			
Jan 30, 2015	Quitclaim	Quit Claim Transfer			
Feb 20, 2014	Resale	Grant Deed	\$464,500	\$162	\$407K

Jun 15, 2010	Resale	Grant Deed	\$354,000	\$124	\$362K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2052	

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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