

Single Family Residence

RESIDENTIAL

2128 RANCH VIEW DR

ROCKLIN, CA 95765

\$776,609 TopHap Estimate · \$311 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,500 ft²

LIVING AREA

0.14 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$777K

\$667K low

\$886K high

Last Sale

\$347,500 · May 25, 2010

Est. Owner Equity

\$518,609

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$8,225 (2025)
Assessed Value	\$457,298
Previous Assessed	\$448,332

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
May 19, 2018	Quitclaim	Quit Claim Transfer			\$258K
Apr 13, 2018	Recorded document	Affidavit Of Death			
Oct 15, 2012	Financing	Intrafamily Transfer			
Oct 15, 2012	Quitclaim	Quit Claim Transfer			
Jun 3, 2010	Quitclaim	Quit Claim Transfer			
May 19, 2010	Quitclaim	Quit Claim Transfer			
Apr 29, 2010	Resale	Grant Deed	\$347,500	\$139	\$278K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2348	

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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