

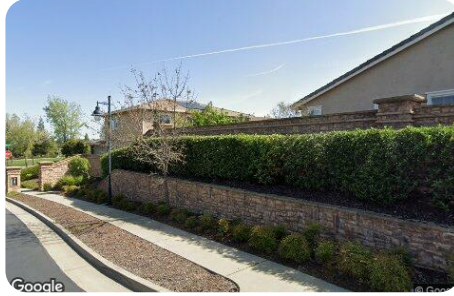
Single Family Residence

RESIDENTIAL

2101 RANCH VIEW DR

ROCKLIN, CA 95765

\$775,004 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,363 ft²

LIVING AREA

0.16 ac

LOT SIZE

2012

YEAR BUILT

2

PARKING

VALUATION

\$775K

\$749K low

\$801K high

Last Sale

\$162,000 · Nov 21, 2017

Est. Owner Equity

\$125,004

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$9,427 (2025)
Assessed Value	\$562,877
Previous Assessed	\$551,841

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2017	Resale	Grant Deed	\$162,000	\$69	\$324K
Sep 26, 2017	Quitclaim	Quit Claim Transfer			
Dec 3, 2012	Recorded document	Grant Deed			
Oct 24, 2012	Resale	Grant Deed	\$361,000	\$153	\$342K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2484	
Sep 14, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.5 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.9 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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