

Single Family Residence **RESIDENTIAL**

2123 RANCH VIEW DR

ROCKLIN, CA 95765

\$812,595 TopHap Estimate · \$323 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,515 ft²

LIVING AREA

0.16 ac

LOT SIZE

2010

YEAR BUILT

2

PARKING

VALUATION

\$813K

\$769K low

\$857K high

Last Sale

\$550,000 · Sep 21, 2020

Est. Owner Equity

\$357,595

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$9,824 (2025)
Assessed Value	\$607,240
Previous Assessed	\$595,335

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.16
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
Sep 10, 2020	Resale	Grant Deed	\$550,000	\$219	\$400K
Apr 10, 2020	Financing	Intrafamily Transfer			\$420K
Mar 5, 2015	Financing	Intrafamily Transfer			\$406K
Mar 25, 2014	Quitclaim	Quit Claim Transfer			
Mar 26, 2014	Resale	Grant Deed	\$432,000	\$172	\$399K
Oct 21, 2013	Resale	Grant Deed	\$432,000	\$172	
Aug 2, 2012	Financing	Grant Deed			\$314K
Apr 19, 2011	Resale	Grant Deed	\$330,000	\$131	
Apr 14, 2011	Resale	Grant Deed	\$330,000	\$131	
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2334	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------