

Single Family Residence **RESIDENTIAL**

2118 RANCH VIEW DR

ROCKLIN, CA 95765

\$738,171 TopHap Estimate · \$312 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,363 ft²

LIVING AREA

0.14 ac

LOT SIZE

2011

YEAR BUILT

2

PARKING

VALUATION

\$738K

\$682K low

\$794K high

Last Sale

\$475,000 · Oct 22, 2018

Est. Owner Equity

\$402,071

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$9,188 (2025)
Assessed Value	\$540,462
Previous Assessed	\$529,866

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2018	Resale	Grant Deed	\$475,000	\$201	\$356K
Jul 22, 2014	Quitclaim	Quit Claim Transfer			
Jul 17, 2011	Resale	Grant Deed	\$315,000	\$133	\$215K
Aug 17, 2011	Recorded document	Grant Deed			
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$2484	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.6 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.6 mi
Granite Oaks Middle School	Middle	7–8	1.8 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	Absentee owner
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