

Single Family Residence

RESIDENTIAL

2195 RANCH VIEW DR

ROCKLIN, CA 95765

\$867,795 TopHap Estimate · \$318 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,726 ft²

LIVING AREA

0.16 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$868K

\$811K low

\$924K high

Last Sale

\$622,500 · Dec 21, 2016

Est. Owner Equity

\$395,970

Loan-to-Value

53%

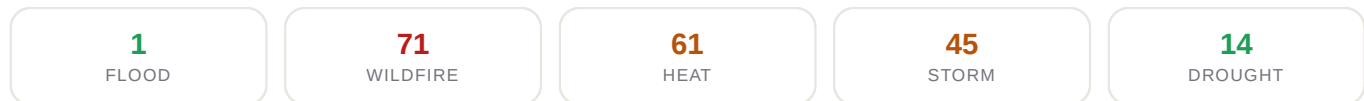
TAX & ASSESSMENT

Property Tax	\$11,794 (2025)
Assessed Value	\$777,726
Previous Assessed	\$762,477

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 15, 2016	Resale	Grant Deed	\$622,500	\$228	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.5 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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