

Single Family Residence **RESIDENTIAL**

2193 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,064,274 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,932 ft²
LIVING AREA

0.21 ac
LOT SIZE

2017
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$647,000 · Feb 10, 2017

Est. Owner Equity

\$581,674

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$10,422 (2025)
Assessed Value	\$765,451
Previous Assessed	\$750,443

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

59 FLOOD	71 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2017	Resale	Grant Deed	\$647,000	\$221	\$447K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.6 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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