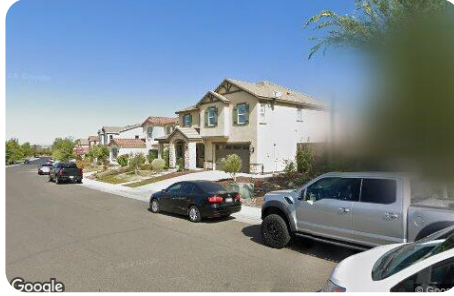


Single Family Residence **RESIDENTIAL**

2191 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,058,660 TopHap Estimate · \$327 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,235 ft²

LIVING AREA

0.21 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$978K low

\$1.1M high

Last Sale

\$634,500 · Dec 14, 2016

Est. Owner Equity

\$551,164

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$11,948 (2025)
Assessed Value	\$792,161
Previous Assessed	\$776,629

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

58
FLOOD

71
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2024	Financing	Intrafamily Transfer			
Dec 2, 2016	Resale	Grant Deed	\$634,500	\$196	\$507K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.7 mi
Whitney High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.6 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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