

Single Family Residence **RESIDENTIAL**

2189 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,162,952 TopHap Estimate · \$335 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,471 ft²

LIVING AREA

0.21 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,135,000 · Feb 16, 2022

Est. Owner Equity

\$254,952

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$15,628 (2025)
Assessed Value	\$1,164,000
Previous Assessed	\$1,108,112

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

71
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 19, 2022	Financing	Intrafamily Transfer			
Feb 14, 2022	Resale	Grant Deed	\$1,135,000	\$327	\$908K
Dec 2, 2016	Resale	Grant Deed	\$741,500	\$214	\$630K

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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