

Single Family Residence **RESIDENTIAL**

2185 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,079,163 TopHap Estimate · \$311 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,471 ft²

LIVING AREA

0.21 ac

LOT SIZE

2016

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$996K low

\$1.2M high

Last Sale

\$663,500 · Sep 1, 2016

Est. Owner Equity

\$759,163

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$11,831 (2025)
Assessed Value	\$781,215
Previous Assessed	\$765,898

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	70 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2023	Financing	Intrafamily Transfer			
Sep 1, 2016	Resale	Grant Deed	\$663,500	\$191	\$320K

ASSIGNED SCHOOLS

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