

Single Family Residence **RESIDENTIAL**

2181 RANCH VIEW DR

ROCKLIN, CA 95765

\$936,534 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,932 ft²
LIVING AREA

0.14 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$937K

\$892K low

\$981K high

Last Sale

\$610,000 · Jul 13, 2016

Est. Owner Equity

\$411,534

Loan-to-Value

57%

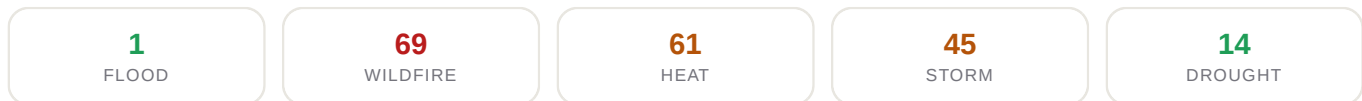
TAX & ASSESSMENT

Property Tax	\$11,687 (2025)
Assessed Value	\$767,669
Previous Assessed	\$752,618

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 15, 2018	Quitclaim	Quit Claim Transfer			
Jun 23, 2016	Resale	Grant Deed	\$610,000	\$208	\$475K

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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