

Single Family Residence **RESIDENTIAL**

2179 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,019,981 TopHap Estimate · \$294 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,471 ft²

LIVING AREA

0.16 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$942K low

\$1.1M high

Last Sale

\$668,500 · Jul 21, 2016

Est. Owner Equity

\$530,981

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$12,098 (2025)
Assessed Value	\$806,218
Previous Assessed	\$790,411

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	69 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
Jan 18, 2022	Financing	Intrafamily Transfer			
Jul 11, 2016	Resale	Grant Deed	\$668,500	\$193	\$535K

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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