

Single Family Residence **RESIDENTIAL**

2194 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,036,968 TopHap Estimate · \$354 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,932 ft²
LIVING AREA

0.19 ac
LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$990K low

\$1.1M high

Last Sale

\$566,000 · Feb 24, 2017

Est. Owner Equity

\$555,868

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$10,507 (2025)
Assessed Value	\$656,959
Previous Assessed	\$644,078

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.19
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
Feb 6, 2017	Resale	Grant Deed	\$566,000	\$193	\$481K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.5 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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