

Single Family Residence **RESIDENTIAL**

2221 RANCH VIEW DR

ROCKLIN, CA 95765

\$744,845 TopHap Estimate · \$354 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,107 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$745K

\$715K low

\$775K high

Last Sale

\$545,000 · Feb 8, 2019

Est. Owner Equity

\$219,483

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$9,400 (2025)
Assessed Value	\$620,111
Previous Assessed	\$607,953

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	72 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
Dec 21, 2020	Financing	Intrafamily Transfer			\$471K
Dec 21, 2020	Quitclaim	Quit Claim Transfer			
Jul 10, 2019	Quitclaim	Quit Claim Transfer			\$435K
Jul 10, 2019	Quitclaim	Quit Claim Transfer			
Jan 11, 2019	Resale	Grant Deed	\$545,000	\$259	\$436K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.4 mi
Whitney High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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