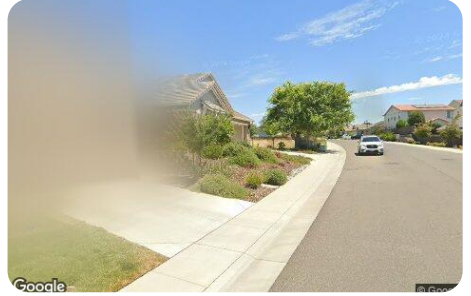


Single Family Residence **RESIDENTIAL**

2219 RANCH VIEW DR

ROCKLIN, CA 95765

\$878,529 TopHap Estimate · \$322 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,726 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$879K

\$822K low

\$935K high

Last Sale

\$636,500 · Sep 14, 2018

Est. Owner Equity

\$585,529

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$10,504 (2025)
Assessed Value	\$723,671
Previous Assessed	\$709,482

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	73 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2018	Resale	Grant Deed	\$636,500	\$233	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 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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