

Single Family Residence **RESIDENTIAL**

2217 RANCH VIEW DR

ROCKLIN, CA 95765

\$767,337 TopHap Estimate · \$363 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,113 ft²
LIVING AREA

0.15 ac
LOT SIZE

2018
YEAR BUILT

2
PARKING

VALUATION

\$767K

\$705K low

\$829K high

Last Sale

\$637,500 · Aug 17, 2018

Est. Owner Equity

\$667,337

Loan-to-Value

13%

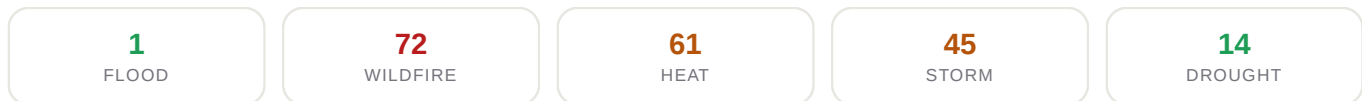
TAX & ASSESSMENT

Property Tax	\$10,518 (2025)
Assessed Value	\$725,028
Previous Assessed	\$710,812

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2019	Quitclaim	Quit Claim Transfer			
Aug 9, 2018	Resale	Grant Deed	\$637,500	\$302	

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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