

Single Family Residence **RESIDENTIAL**

2215 RANCH VIEW DR

ROCKLIN, CA 95765

\$760,185 TopHap Estimate · \$348 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,185 ft²

LIVING AREA

0.14 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$760K

\$730K low

\$790K high

Last Sale

\$643,000 · Oct 1, 2020

Est. Owner Equity

\$597,185

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$10,433 (2025)
Assessed Value	\$709,920
Previous Assessed	\$696,001

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2020	Resale	Grant Deed	\$643,000	\$294	\$163K
Jul 6, 2018	Resale	Grant Deed	\$597,000	\$273	\$512K

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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