

Single Family Residence **RESIDENTIAL**

2213 RANCH VIEW DR

ROCKLIN, CA 95765

\$905,285 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,850 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$905K

\$848K low

\$962K high

Last Sale

\$632,000 · Aug 9, 2018

Est. Owner Equity

\$157,285

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$10,790 (2025)
Assessed Value	\$750,569
Previous Assessed	\$735,852

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

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
Jul 25, 2018	Resale	Grant Deed	\$632,000	\$222	\$569K

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	1.5 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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