

Single Family Residence **RESIDENTIAL**

2207 RANCH VIEW DR

ROCKLIN, CA 95765

\$850,178 TopHap Estimate · \$337 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,524 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$850K

\$815K low

\$886K high

Last Sale

\$591,500 · Apr 27, 2018

Est. Owner Equity

\$676,178

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$10,082 (2025)
Assessed Value	\$685,988
Previous Assessed	\$672,538

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
Nov 14, 2022	Financing	Intrafamily Transfer			
Apr 2, 2021	Financing	Intrafamily Transfer			\$174K
Apr 2, 2021	Financing	Intrafamily Transfer			
Apr 20, 2018	Quitclaim	Quit Claim Transfer			
Apr 20, 2018	Quitclaim	Quit Claim Transfer			
Apr 4, 2018	Resale	Grant Deed	\$591,500	\$234	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.9 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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