

Single Family Residence **RESIDENTIAL**

2205 RANCH VIEW DR

ROCKLIN, CA 95765

\$880,524 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

2,726 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$881K

\$841K low

\$920K high

Last Sale

\$675,000 · Feb 15, 2019

Est. Owner Equity

\$399,724

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$10,977 (2025)
Assessed Value	\$768,028
Previous Assessed	\$752,970

PROPERTY FACTS

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

CLIMATE RISK

56
FLOOD

72
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2019	Resale	Grant Deed	\$675,000	\$248	\$506K
Feb 7, 2018	Quitclaim	Quit Claim Transfer			
Dec 27, 2017	Resale	Grant Deed	\$654,000	\$240	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.6 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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