

Single Family Residence

RESIDENTIAL

2203 RANCH VIEW DR

ROCKLIN, CA 95765

\$899,852 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

2,850 ft²

LIVING AREA

0.15 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$900K

\$855K low

\$945K high

Last Sale

\$665,000 · Jul 10, 2020

Est. Owner Equity

\$260,525

Loan-to-Value

68%

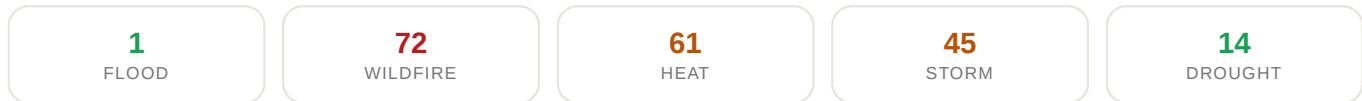
TAX & ASSESSMENT

Property Tax	\$10,616 (2025)
Assessed Value	\$734,210
Previous Assessed	\$719,815

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 4, 2020	Resale	Grant Deed	\$665,000	\$233	\$640K
Mar 13, 2018	Resale	Grant Deed	\$610,000	\$214	\$588K

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------