

Single Family Residence

RESIDENTIAL

2201 RANCH VIEW DR

ROCKLIN, CA 95765

\$895,171 TopHap Estimate · \$408 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,193 ft²

LIVING AREA

0.15 ac

LOT SIZE

2017

YEAR BUILT

2

PARKING

VALUATION

\$895K

\$846K low

\$944K high

Last Sale

\$925,000 · May 30, 2023

Est. Owner Equity

\$344,171

Loan-to-Value

60%

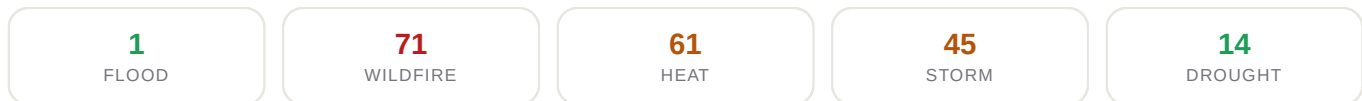
TAX & ASSESSMENT

Property Tax	\$11,937 (2025)
Assessed Value	\$858,093
Previous Assessed	\$841,269

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2023	Resale	Grant Deed	\$925,000	\$422	\$452K
Aug 12, 2020	Resale	Grant Deed	\$624,000	\$285	
May 12, 2017	Resale	Grant Deed	\$551,500	\$251	\$553K

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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