

Single Family Residence

RESIDENTIAL

2199 RANCH VIEW DR

ROCKLIN, CA 95765

\$722,822 TopHap Estimate · \$343 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,107 ft²

LIVING AREA

0.14 ac

LOT SIZE

2017

YEAR BUILT

2

PARKING

VALUATION

\$723K

\$678K low

\$767K high

Last Sale

\$579,000 · Jul 25, 2019

Est. Owner Equity

\$270,822

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$9,675 (2025)
Assessed Value	\$645,880
Previous Assessed	\$633,216

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	71 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
Sep 4, 2020	Quitclaim	Quit Claim Transfer			
Jul 17, 2019	Resale	Grant Deed	\$579,000	\$275	\$463K
Jul 12, 2017	Quitclaim	Quit Claim Transfer			
Jul 13, 2017	Resale	Grant Deed	\$545,000	\$259	\$424K

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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