

Single Family Residence **RESIDENTIAL**

2197 RANCH VIEW DR

ROCKLIN, CA 95765

\$874,642 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,726 ft²
LIVING AREA

0.15 ac
LOT SIZE

2017
YEAR BUILT

2
PARKING

VALUATION

\$875K

\$818K low

\$931K high

Last Sale

\$610,000 · May 30, 2017

Est. Owner Equity

\$455,142

Loan-to-Value

47%

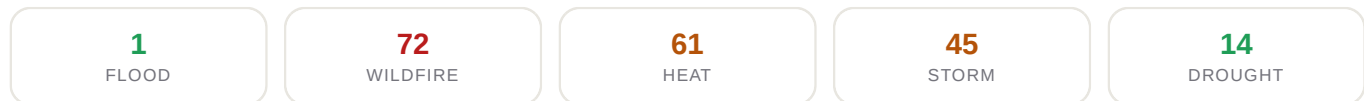
TAX & ASSESSMENT

Property Tax	\$10,563 (2025)
Assessed Value	\$722,110
Previous Assessed	\$707,952

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2019	Quitclaim	Quit Claim Transfer			
May 12, 2017	Resale	Grant Deed	\$610,000	\$224	\$342K

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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