

Single Family Residence **RESIDENTIAL**

2192 RANCH VIEW DR

ROCKLIN, CA 95765

\$965,286 TopHap Estimate · \$298 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,235 ft²
LIVING AREA

0.16 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$965K

\$879K low

\$1.1M high

Last Sale

\$955,000 · Dec 29, 2025

Est. Owner Equity

\$965,286

TAX & ASSESSMENT

Property Tax	\$10,899 (2025)
Assessed Value	\$955,000
Previous Assessed	\$673,134

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Dec 23, 2025	Financing	Intrafamily Transfer			
Dec 19, 2025	Resale	Grant Deed	\$955,000	\$295	
Apr 7, 2017	Resale	Grant Deed	\$580,000	\$179	\$551K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.6 mi
Whitney High School	High	9–12	0.8 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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