

Single Family Residence

RESIDENTIAL

2190 RANCH VIEW DR

ROCKLIN, CA 95765

\$965,837 TopHap Estimate · \$329 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,932 ft²

LIVING AREA

0.16 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$966K

\$934K low

\$998K high

Last Sale

\$695,000 · Dec 16, 2020

Est. Owner Equity

\$259,837

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$12,056 (2025)
Assessed Value	\$795,136
Previous Assessed	\$779,546

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

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
Sep 15, 2021	Financing	Intrafamily Transfer			
Dec 11, 2020	Resale	Grant Deed	\$695,000	\$237	\$556K
Oct 28, 2016	Resale	Grant Deed	\$566,500	\$193	\$453K

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	Absentee owner
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