

Single Family Residence **RESIDENTIAL**

2188 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,075,000 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jun 23, 2026



5
BEDS

4.5
BATHS

3,471 ft²
LIVING AREA

0.15 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$600,000 · Jan 13, 2017

Est. Owner Equity

\$500,000

Loan-to-Value

53%

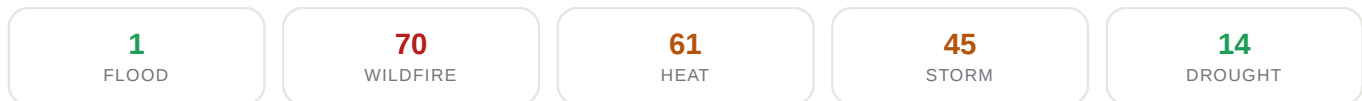
TAX & ASSESSMENT

Property Tax	\$11,151 (2025)
Assessed Value	\$710,273
Previous Assessed	\$696,347

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
Sep 23, 2022	Financing	Intrafamily Transfer			
Dec 2, 2016	Resale	Grant Deed	\$600,000	\$173	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.6 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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