

Single Family Residence **RESIDENTIAL**

2186 RANCH VIEW DR

ROCKLIN, CA 95765

\$988,446 TopHap Estimate · \$306 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,235 ft²
LIVING AREA

0.15 ac
LOT SIZE

2016
YEAR BUILT

2
PARKING

VALUATION

\$988K

\$910K low

\$1.1M high

Last Sale

\$612,500 · Sep 2, 2016

Est. Owner Equity

\$388,561

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$11,773 (2025)
Assessed Value	\$768,596
Previous Assessed	\$753,526

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	70 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 1, 2016	Resale	Grant Deed	\$612,500	\$189	\$490K

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	1.6 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	Owner occupied
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