

Single Family Residence **RESIDENTIAL**

2184 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,026,081 TopHap Estimate · \$350 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,932 ft²

LIVING AREA

0.19 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$948K low

\$1.1M high

Last Sale

\$552,000 · Nov 17, 2016

Est. Owner Equity

\$646,081

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$10,330 (2025)
Assessed Value	\$640,385
Previous Assessed	\$627,829

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	70 WILDFIRE	14 DROUGHT
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2020	Quitclaim	Quit Claim Transfer			
Nov 7, 2016	Resale	Grant Deed	\$552,000	\$188	\$410K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.7 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------