

Single Family Residence **RESIDENTIAL**

2264 RANCH VIEW DR

ROCKLIN, CA 95765

\$731,263 TopHap Estimate · \$366 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,000 ft²

LIVING AREA

0.14 ac

LOT SIZE

2016

YEAR BUILT

1

PARKING

VALUATION

\$731K

\$706K low

\$757K high

Last Sale

\$650,000 · Mar 17, 2021

Est. Owner Equity

\$731,263

TAX & ASSESSMENT

Property Tax	\$10,440 (2025)
Assessed Value	\$717,650
Previous Assessed	\$703,579

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

51
FLOOD

73
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2021	Resale	Grant Deed	\$650,000	\$325	
Sep 15, 2016	Resale	Grant Deed	\$481,500	\$241	\$409K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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