

Single Family Residence **RESIDENTIAL**

2260 RANCH VIEW DR

ROCKLIN, CA 95765

\$630,223 TopHap Estimate · \$392 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,609 ft²

LIVING AREA

0.11 ac

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$630K

\$610K low

\$650K high

Last Sale

\$535,000 · Oct 26, 2020

Est. Owner Equity

\$630,223

TAX & ASSESSMENT

Property Tax	\$9,086 (2025)
Assessed Value	\$590,680
Previous Assessed	\$579,099

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
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
Oct 24, 2020	Resale	Grant Deed	\$535,000	\$333	
Jan 19, 2018	Resale	Grant Deed	\$440,000	\$273	\$396K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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