

Single Family Residence **RESIDENTIAL**

2258 RANCH VIEW DR

ROCKLIN, CA 95765

\$816,724 TopHap Estimate · \$328 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,492 ft²
LIVING AREA

0.1 ac
LOT SIZE

2018
YEAR BUILT

2
PARKING

VALUATION

\$817K

\$773K low

\$861K high

Last Sale

\$517,000 · Feb 22, 2018

Est. Owner Equity

\$401,724

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$9,184 (2025)
Assessed Value	\$599,837
Previous Assessed	\$588,077

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.10
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
Feb 24, 2022	Financing	Intrafamily Transfer			
Feb 16, 2018	Resale	Grant Deed	\$517,000	\$207	\$387K

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