

Single Family Residence **RESIDENTIAL**

2256 RANCH VIEW DR

ROCKLIN, CA 95765

\$669,319 TopHap Estimate · \$416 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,609 ft²

LIVING AREA

4,320 ft²

LOT SIZE

2018

YEAR BUILT

2

PARKING

VALUATION

\$669K

\$642K low

\$697K high

Last Sale

\$620,000 · Aug 31, 2021

Est. Owner Equity

\$204,319

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$10,020 (2025)
Assessed Value	\$671,106
Previous Assessed	\$657,948

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.99
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	73 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
Aug 25, 2021	Financing	Intrafamily Transfer			
Aug 25, 2021	Financing	Intrafamily Transfer			
Aug 30, 2021	Resale	Grant Deed	\$620,000	\$385	\$465K
Apr 22, 2020	Financing	Intrafamily Transfer			\$381K
Feb 21, 2018	Resale	Grant Deed	\$440,000	\$273	
Feb 23, 2018	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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