

Single Family Residence **RESIDENTIAL**

# 2254 RANCH VIEW DR

ROCKLIN, CA 95765

**\$817,661** TopHap Estimate · \$328 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,492 ft<sup>2</sup>**

LIVING AREA

**4,319 ft<sup>2</sup>**

LOT SIZE

**2018**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$818K**

\$778K low

\$858K high

Last Sale

**\$535,000 · Mar 16, 2018**

Est. Owner Equity

**\$602,361**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,484 (2025) |
| Assessed Value    | \$620,894      |
| Previous Assessed | \$608,720      |

## 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<br>FLOOD | 73<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED             | PRICE     | \$/FT² | LOAN  |
|-------------|--------|------------------|-----------|--------|-------|
| Mar 9, 2018 | Resale | Corporation Deed | \$535,000 | \$215  | \$80K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|