

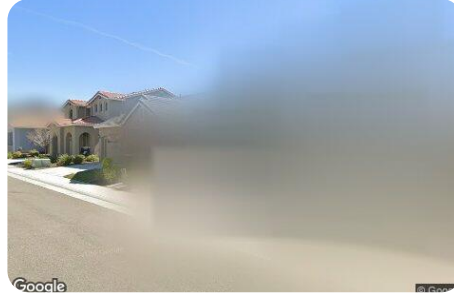
Single Family Residence

RESIDENTIAL

2252 RANCH VIEW DR

ROCKLIN, CA 95765

\$627,599 TopHap Estimate · \$390 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,609 ft²

LIVING AREA

4,319 ft²

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$628K

\$578K low

\$677K high

Last Sale

\$620,000 · Nov 7, 2025

Est. Owner Equity

\$627,599

TAX & ASSESSMENT

Property Tax	\$9,162 (2025)
Assessed Value	\$620,000
Previous Assessed	\$579,099

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.99
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

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
Oct 30, 2025	Resale	Grant Deed	\$620,000	\$385	
Jan 5, 2021	Resale	Grant Deed	\$535,000	\$333	
Feb 7, 2018	Resale	Grant Deed	\$451,000	\$280	
Jun 23, 2017	Resale	Grant Deed	\$440,000	\$273	\$352K

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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