

Single Family Residence **RESIDENTIAL**

2248 RANCH VIEW DR

ROCKLIN, CA 95765

\$708,364 TopHap Estimate · \$328 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,161 ft²

LIVING AREA

4,320 ft²

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$708K

\$668K low

\$748K high

Last Sale

\$474,000 · Dec 20, 2016

Est. Owner Equity

\$136,664

Loan-to-Value

79%

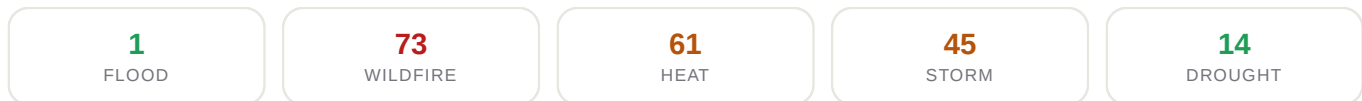
TAX & ASSESSMENT

Property Tax	\$8,682 (2025)
Assessed Value	\$552,802
Previous Assessed	\$541,963

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2023	Financing	Intrafamily Transfer			
Dec 12, 2016	Resale	Grant Deed	\$474,000	\$219	\$465K

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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