

Single Family Residence **RESIDENTIAL**

2246 RANCH VIEW DR

ROCKLIN, CA 95765

\$593,922 TopHap Estimate · \$369 / ft² · confidence 95 · 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

\$594K

\$564K low

\$624K high

Last Sale

\$475,000 · Aug 28, 2019

Est. Owner Equity

\$141,422

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,418 (2025)
Assessed Value	\$529,867
Previous Assessed	\$519,478

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
Nov 24, 2020	Financing	Intrafamily Transfer			\$373K
Nov 24, 2020	Financing	Intrafamily Transfer			
Jul 10, 2020	Quitclaim	Quit Claim Transfer			
Aug 26, 2019	Resale	Grant Deed	\$475,000	\$295	\$380K
Nov 1, 2016	Resale	Grant Deed	\$420,000	\$261	\$407K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	1.1 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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