

Single Family Residence **RESIDENTIAL**

2244 RANCH VIEW DR

ROCKLIN, CA 95765

\$605,954 TopHap Estimate · \$375 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,618 ft²

LIVING AREA

4,320 ft²

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$606K

\$577K low

\$635K high

Last Sale

\$495,000 · Mar 10, 2020

Est. Owner Equity

\$360,954

Loan-to-Value

41%

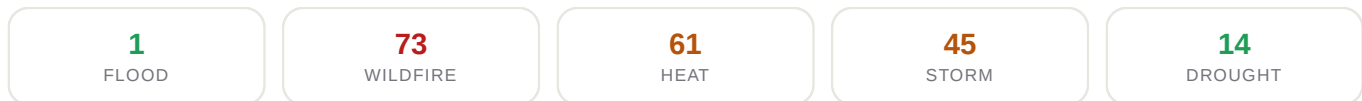
TAX & ASSESSMENT

Property Tax	\$8,752 (2025)
Assessed Value	\$552,176
Previous Assessed	\$541,350

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
Apr 21, 2023	Financing	Intrafamily Transfer			
Feb 25, 2020	Quitclaim	Quit Claim Transfer			
Mar 6, 2020	Resale	Grant Deed	\$495,000	\$306	\$245K
Jul 24, 2017	Resale	Grant Deed	\$440,000	\$272	\$288K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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