

Single Family Residence **RESIDENTIAL**

2240 RANCH VIEW DR

ROCKLIN, CA 95765

\$745,000 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,161 ft²

LIVING AREA

4,319 ft²

LOT SIZE

2017

YEAR BUILT

VALUATION

\$745K

\$702K low

\$788K high

Last Sale

\$746,000 · Jun 17, 2024

Est. Owner Equity

\$73,701

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$11,138 (2025)
Assessed Value	\$776,021
Previous Assessed	\$760,805

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
Jun 12, 2024	Resale	Grant Deed	\$746,000	\$345	\$671K
Apr 4, 2017	Resale	Grant Deed	\$475,000	\$220	\$434K

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	1.4 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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