

Single Family Residence **RESIDENTIAL**

2238 RANCH VIEW DR

ROCKLIN, CA 95765

\$614,914 TopHap Estimate · \$380 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,618 ft²
LIVING AREA

4,320 ft²
LOT SIZE

2017
YEAR BUILT

2
PARKING

VALUATION

\$615K

\$595K low

\$635K high

Last Sale

\$425,000 · Mar 1, 2017

Est. Owner Equity

\$274,922

Loan-to-Value

55%

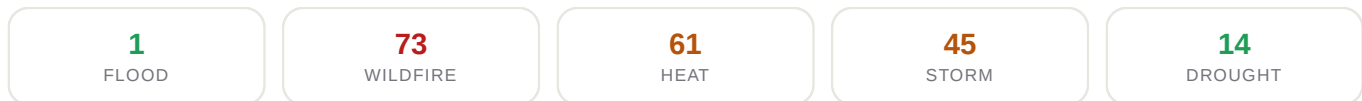
TAX & ASSESSMENT

Property Tax	\$8,140 (2025)
Assessed Value	\$494,784
Previous Assessed	\$485,083

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
Feb 26, 2020	Quitclaim	Quit Claim Transfer			
Dec 20, 2017	Quitclaim	Quit Claim Transfer			
Dec 22, 2017	Quitclaim	Quit Claim Transfer			
Feb 23, 2017	Resale	Grant Deed	\$425,000	\$263	\$340K

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	Absentee owner
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