

Single Family Residence **RESIDENTIAL**

2230 RANCH VIEW DR

ROCKLIN, CA 95765

\$759,954 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,242 ft²

LIVING AREA

0.12 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$760K

\$734K low

\$786K high

Last Sale

\$595,000 · Feb 3, 2021

Est. Owner Equity

\$359,954

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$9,868 (2025)
Assessed Value	\$656,924
Previous Assessed	\$644,044

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.12
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
Feb 1, 2021	Resale	Grant Deed	\$595,000	\$265	\$400K
Sep 4, 2018	Resale	Grant Deed	\$515,000	\$230	\$522K
Mar 7, 2017	Resale	Grant Deed	\$470,000	\$210	\$200K

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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