

Single Family Residence

RESIDENTIAL

2152 RANCH VIEW DR

ROCKLIN, CA 95765

\$883,160 TopHap Estimate · \$285 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,096 ft²

LIVING AREA

0.15 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$883K

\$855K low

\$912K high

Last Sale

\$569,000 · Jul 18, 2019

Est. Owner Equity

\$166,135

Loan-to-Value

79%

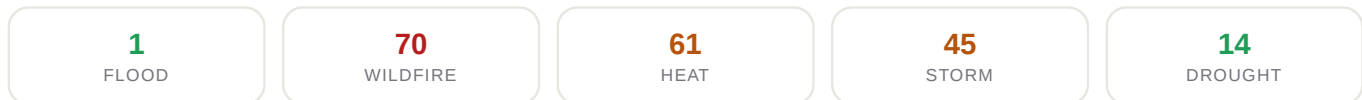
TAX & ASSESSMENT

Property Tax	\$10,193 (2025)
Assessed Value	\$634,724
Previous Assessed	\$622,279

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 2025	Financing	Intrafamily Transfer			\$200K
Jul 12, 2019	Resale	Grant Deed	\$569,000	\$184	\$521K
May 9, 2008	Resale	Grant Deed	\$421,500	\$136	\$379K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.6 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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