

Single Family Residence **RESIDENTIAL**

2154 RANCH VIEW DR

ROCKLIN, CA 95765

\$838,798 TopHap Estimate · \$292 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,868 ft²
LIVING AREA

0.14 ac
LOT SIZE

2008
YEAR BUILT

2
PARKING

VALUATION

\$839K

\$805K low

\$873K high

Last Sale

\$440,000 · Feb 2, 2015

Est. Owner Equity

\$588,798

Loan-to-Value

30%

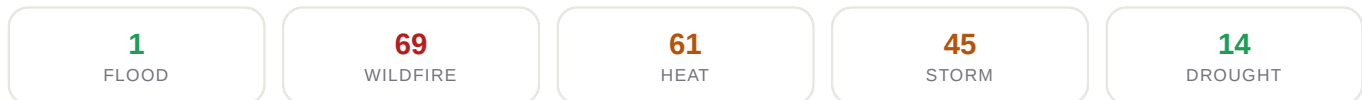
TAX & ASSESSMENT

Property Tax	\$9,177 (2025)
Assessed Value	\$539,380
Previous Assessed	\$528,805

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
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
Mar 22, 2016	Quitclaim	Quit Claim Transfer			
Jul 6, 2016	Quitclaim	Quit Claim Transfer			
Jan 28, 2015	Resale	Grant Deed	\$440,000	\$153	\$250K
Dec 12, 2013	Resale	Grant Deed	\$465,000	\$162	\$372K
Aug 14, 2008	Resale	Grant Deed	\$397,500	\$139	
Aug 14, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.8 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	Absentee owner
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