

Single Family Residence **RESIDENTIAL**

# 2158 RANCH VIEW DR

ROCKLIN, CA 95765

**\$869,541** TopHap Estimate · \$281 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,096 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2008**

YEAR BUILT

**2**

PARKING

## Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

## VALUATION

**\$870K**

\$839K low

\$900K high

|                   |                          |
|-------------------|--------------------------|
| Last Sale         | \$473,000 · Aug 19, 2015 |
| Est. Owner Equity | \$373,822                |
| Loan-to-Value     | 57%                      |

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,948 (2025) |
| Assessed Value    | \$571,127      |
| Previous Assessed | \$559,930      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**70**  
WILDFIRE

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 29, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 17, 2015 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 31, 2015 | Resale    | Grant Deed          | \$473,000 | \$153              | \$464K |
| Feb 7, 2008  | Resale    | Grant Deed          | \$488,500 | \$158              | \$391K |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|