

Single Family Residence **RESIDENTIAL**

2177 RANCH VIEW DR

ROCKLIN, CA 95765

\$865,563 TopHap Estimate · \$282 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,066 ft²

LIVING AREA

0.14 ac

LOT SIZE

2007

YEAR BUILT

3

PARKING

VALUATION

\$866K

\$833K low

\$899K high

Last Sale

\$840,000 · Feb 14, 2022

Est. Owner Equity

\$218,563

Loan-to-Value

74%

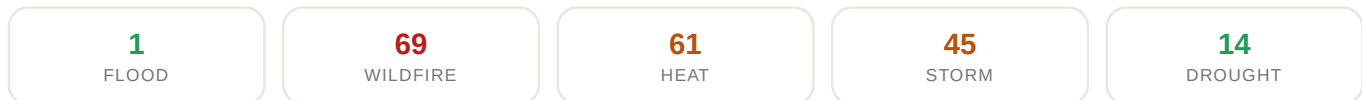
TAX & ASSESSMENT

Property Tax	\$13,043 (2025)
Assessed Value	\$909,240
Previous Assessed	\$891,413

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
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
Feb 9, 2022	Resale	Grant Deed	\$840,000	\$274	\$647K
Sep 26, 2016	Quitclaim	Quit Claim Transfer			
Dec 27, 2007	Resale	Grant Deed	\$500,500	\$163	\$385K

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	Owner occupied
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