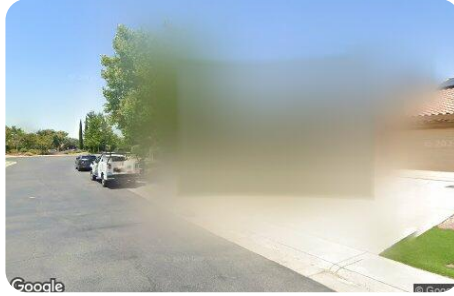


Single Family Residence **RESIDENTIAL**

2175 RANCH VIEW DR

ROCKLIN, CA 95765

\$782,467 TopHap Estimate · \$307 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,548 ft²

LIVING AREA

0.15 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$782K

\$757K low

\$808K high

Last Sale

\$510,000 · Mar 8, 2017

Est. Owner Equity

\$74,467

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$9,786 (2025)
Assessed Value	\$603,730
Previous Assessed	\$591,893

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

70
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2017	Resale	Grant Deed	\$510,000	\$200	\$408K
Jan 28, 2008	Resale	Grant Deed	\$456,500	\$179	\$365K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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