

Single Family Residence **RESIDENTIAL**

2173 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,014,159 TopHap Estimate · \$293 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,465 ft²

LIVING AREA

0.16 ac

LOT SIZE

2008

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$954K low

\$1.1M high

Last Sale

\$985,000 · Jul 21, 2023

Est. Owner Equity

\$288,159

Loan-to-Value

70%

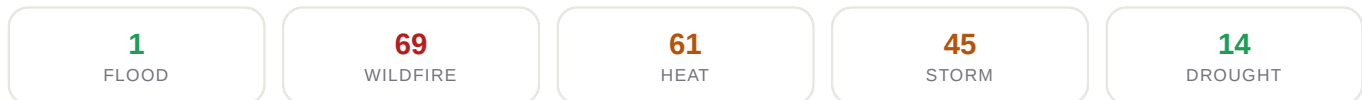
TAX & ASSESSMENT

Property Tax	\$14,351 (2025)
Assessed Value	\$1,024,794
Previous Assessed	\$1,004,700

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2023	Resale	Grant Deed	\$985,000	\$284	\$726K
Aug 17, 2016	Financing	Intrafamily Transfer			\$417K
Dec 11, 2013	Recorded document	Affidavit Of Death			
Dec 11, 2013	Financing	Intrafamily Transfer			\$428K
Jan 24, 2007	Resale	Grant Deed	\$553,500	\$160	\$37K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.6 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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