

Single Family Residence **RESIDENTIAL**

2259 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,151,777 TopHap Estimate · \$401 / ft² · confidence 81 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,871 ft²

LIVING AREA

0.17 ac

LOT SIZE

2019

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$935K low

\$1.4M high

Last Sale

\$1,150,000 · Jun 18, 2026

Est. Owner Equity

\$319,777

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$13,576 (2025)
Assessed Value	\$932,944
Previous Assessed	\$914,652

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	73 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2026	Resale	Grant Deed	\$1,150,000	\$401	\$832K
Jan 20, 2021	Financing	Intrafamily Transfer			
Oct 15, 2020	Resale	Grant Deed	\$845,000	\$294	
May 1, 2019	Resale	Grant Deed	\$700,000	\$244	\$484K
Apr 17, 2018	Resale	Grant Deed	\$1,280,000	\$446	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 mi
Whitney High School	High	9–12	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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