

Single Family Residence

**RESIDENTIAL**

# 2257 RANCH VIEW DR

ROCKLIN, CA 95765

**\$937,894** TopHap Estimate · \$388 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,419 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2019**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$938K**

**\$892K low**

**\$984K high**

Last Sale

**\$880,000 · May 21, 2021**

Est. Owner Equity

**\$233,894**

Loan-to-Value

**72%**

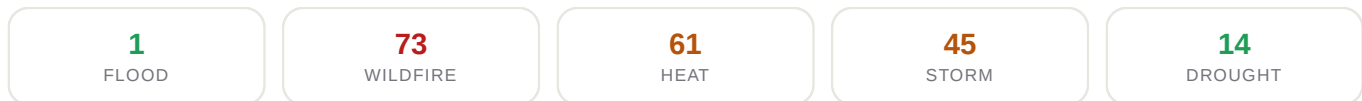
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$13,547 (2025) |
| Assessed Value    | \$971,588       |
| Previous Assessed | \$912,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| Jan 10, 2024 | Financing | Intrafamily Transfer |             |        |        |
| May 13, 2021 | Resale    | Grant Deed           | \$880,000   | \$364  | \$704K |
| Apr 15, 2019 | Resale    | Grant Deed           | \$680,000   | \$281  | \$380K |
| Apr 17, 2018 | Resale    | Grant Deed           | \$1,280,000 | \$529  |        |

## 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    | 1.4 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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