

Single Family Residence **RESIDENTIAL**

2249 RANCH VIEW DR

ROCKLIN, CA 95765

\$879,691 TopHap Estimate · \$364 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,419 ft²

LIVING AREA

0.16 ac

LOT SIZE

2018

YEAR BUILT

VALUATION

\$880K

\$842K low

\$918K high

Last Sale

\$810,000 · Apr 15, 2021

Est. Owner Equity

\$211,691

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$12,830 (2025)
Assessed Value	\$894,303
Previous Assessed	\$839,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2022	Financing	Intrafamily Transfer			
Apr 12, 2021	Resale	Grant Deed	\$810,000	\$335	\$720K
Dec 18, 2018	Resale	Grant Deed	\$660,000	\$273	\$71K
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	1.1 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 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	Absentee owner
-----------	-----------------------