

Single Family Residence **RESIDENTIAL**

2255 RANCH VIEW DR

ROCKLIN, CA 95765

\$834,721 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,419 ft²

LIVING AREA

0.16 ac

LOT SIZE

2018

YEAR BUILT

VALUATION

\$835K

\$792K low

\$877K high

Last Sale

\$680,000 · Dec 20, 2018

Est. Owner Equity

\$250,721

Loan-to-Value

68%

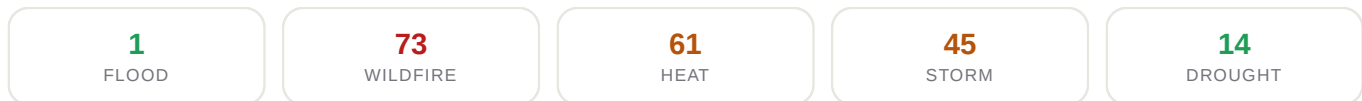
TAX & ASSESSMENT

Property Tax	\$11,793 (2025)
Assessed Value	\$765,719
Previous Assessed	\$750,705

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
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
Dec 7, 2018	Resale	Grant Deed	\$680,000	\$281	\$530K
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 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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