

Single Family Residence **RESIDENTIAL**

2253 RANCH VIEW DR

ROCKLIN, CA 95765

\$776,990 TopHap Estimate · \$381 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,039 ft²
LIVING AREA

0.16 ac
LOT SIZE

2019
YEAR BUILT

2
PARKING

VALUATION

\$777K

\$731K low

\$823K high

Last Sale

\$661,500 · Jan 17, 2019

Est. Owner Equity

\$95,190

Loan-to-Value

82%

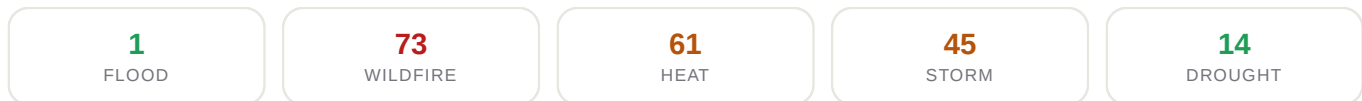
TAX & ASSESSMENT

Property Tax	\$11,653 (2025)
Assessed Value	\$752,570
Previous Assessed	\$737,814

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
Feb 7, 2025	Financing	Intrafamily Transfer			
Jan 8, 2019	Resale	Grant Deed	\$661,500	\$324	\$518K
Apr 17, 2018	Resale	Grant Deed	\$1,280,000	\$628	

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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