

Single Family Residence **RESIDENTIAL**

2243 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,025,075 TopHap Estimate · \$357 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,871 ft²

LIVING AREA

0.19 ac

LOT SIZE

2019

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$952K low

\$1.1M high

Last Sale

\$635,000 · May 24, 2019

Est. Owner Equity

\$602,375

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$10,906 (2025)
Assessed Value	\$682,497
Previous Assessed	\$669,115

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

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
May 21, 2019	Resale	Grant Deed	\$635,000	\$221	\$420K
May 17, 2019	Quitclaim	Quit Claim Transfer			
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	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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