

Single Family Residence **RESIDENTIAL**

2150 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,069,105 TopHap Estimate · \$349 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,066 ft²
LIVING AREA

0.23 ac
LOT SIZE

2008
YEAR BUILT

3
PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$950,000 · Mar 18, 2022

Est. Owner Equity

\$309,105

Loan-to-Value

69%

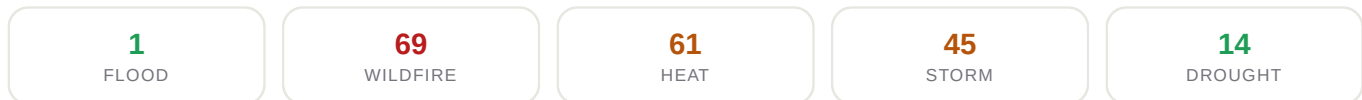
TAX & ASSESSMENT

Property Tax	\$13,680 (2025)
Assessed Value	\$998,000
Previous Assessed	\$1,008,146

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2022	Resale	Grant Deed	\$950,000	\$310	\$760K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Ranch Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.6 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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