

Single Family Residence **RESIDENTIAL**

2265 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,042,853 TopHap Estimate · \$358 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$990K low

\$1.1M high

Last Sale

\$810,000 · Mar 31, 2021

Est. Owner Equity

\$450,123

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$13,944 (2025)
Assessed Value	\$937,587
Previous Assessed	\$919,204

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

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
Mar 12, 2021	Resale	Grant Deed	\$810,000	\$278	\$598K
Jul 29, 2020	Resale	Grant Deed	\$160,000	\$55	

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	1.3 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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