

Single Family Residence **RESIDENTIAL**

# 2317 RANCH VIEW DR

ROCKLIN, CA 95765

**\$1,188,267** TopHap Estimate · \$408 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,911 ft²**

LIVING AREA

**2023**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$1,150,000 · Aug 30, 2024**

Est. Owner Equity

**\$988,267**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$16,514 (2025) |
| Assessed Value    | \$1,173,000     |
| Previous Assessed | \$1,150,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLACER                  |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 73<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|------------|-------------|--------|--------|
| May 21, 2026 | Financing | Mortgage   |             |        | \$200K |
| Aug 21, 2024 | Resale    | Grant Deed | \$1,150,000 | \$395  | \$750K |
| Feb 27, 2020 | Resale    | Grant Deed | \$985,000   | \$338  |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Quarry Trail Elementary School | Elementary | KG–6   | 0.5 mi   |
| Granite Oaks Middle School     | Middle     | 7–8    | 1.3 mi   |
| Whitney High School            | High       | 9–12   | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|