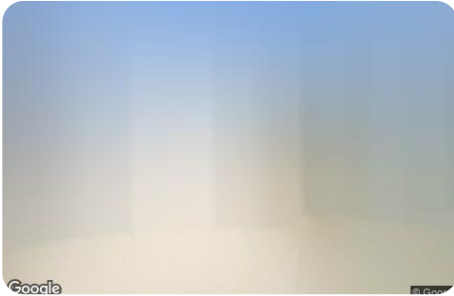


Single Family Residence **RESIDENTIAL**

2319 RANCH VIEW CT

ROCKLIN, CA 95765

\$1,190,834 TopHap Estimate · \$409 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2021

YEAR BUILT

3

PARKING

VALUATION

\$1.2M

\$1000K low

\$1.4M high

Last Sale

\$1,300,000 · Mar 15, 2024

Est. Owner Equity

\$1,190,834

TAX & ASSESSMENT

Property Tax	\$11,661 (2025)
Assessed Value	\$724,839
Previous Assessed	\$710,628

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Fireplace	Yes
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
Feb 29, 2024	Resale	Grant Deed	\$1,300,000	\$447	
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

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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