

Single Family Residence **RESIDENTIAL**

2323 RANCH VIEW CT

ROCKLIN, CA 95765

\$1,523,034 TopHap Estimate · \$381 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,001 ft²

LIVING AREA

2020

YEAR BUILT

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.7M high

Last Sale

\$1,475,000 · Jun 5, 2024

Est. Owner Equity

\$416,784

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$20,369 (2025)
Assessed Value	\$1,534,590
Previous Assessed	\$1,504,500

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2024	Resale	Grant Deed	\$1,475,000	\$369	\$1.1M
Feb 27, 2020	Resale	Grant Deed	\$985,000	\$246	

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	Absentee owner
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