

Single Family Residence **RESIDENTIAL**

2325 RANCH VIEW CT

ROCKLIN, CA 95765

\$1,580,417 TopHap Estimate · \$408 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,877 ft²

LIVING AREA

2020

YEAR BUILT

4

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,550,000 · Jun 10, 2024

Est. Owner Equity

\$360,417

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$21,124 (2025)
Assessed Value	\$1,612,620
Previous Assessed	\$1,581,000

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

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2024	Resale	Grant Deed	\$1,550,000	\$400	\$1.2M
Jul 12, 2023	Resale	Grant Deed	\$1,635,000	\$422	\$250K
Feb 27, 2020	Resale	Grant Deed	\$985,000	\$254	

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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