

Single Family Residence **RESIDENTIAL**

2320 RANCH VIEW CT

ROCKLIN, CA 95765

\$1,365,000 TopHap Estimate · \$352 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,877 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,300,000 · Apr 28, 2023

Est. Owner Equity

\$325,000

Loan-to-Value

76%

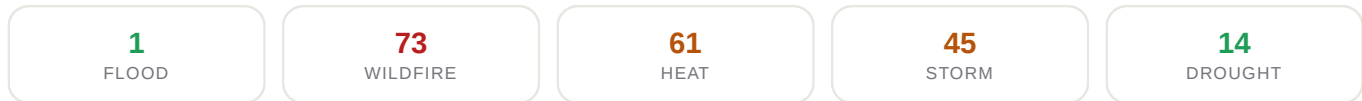
TAX & ASSESSMENT

Property Tax	\$18,128 (2025)
Assessed Value	\$1,257,000
Previous Assessed	\$1,298,419

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2023	Resale	Grant Deed	\$1,300,000	\$335	\$1M
Jun 26, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Granite Oaks Middle School	Middle	7–8	1.2 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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