

Single Family Residence **RESIDENTIAL**

2316 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,254,297 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,001 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,180,000 · Mar 29, 2024

Est. Owner Equity

\$581,297

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$16,881 (2025)
Assessed Value	\$1,214,563
Previous Assessed	\$1,190,749

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	73 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2024	Resale	Grant Deed	\$1,180,000	\$295	\$680K
Jun 26, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.4 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	Owner occupied
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