

Single Family Residence **RESIDENTIAL**

2282 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,382,754 TopHap Estimate · \$473 / ft² · confidence 82 · as of Jul 14, 2026



5

BEDS

5

BATHS

2,925 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.1M low

\$1.6M high

Last Sale

\$1,360,000 · Aug 29, 2025

Est. Owner Equity

\$158,954

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$15,000 (2025)
Assessed Value	\$1,360,000
Previous Assessed	\$1,010,756

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

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	\$/FT ²	LOAN
Aug 15, 2025	Resale	Grant Deed	\$1,360,000	\$465	\$1.2M
Feb 1, 2022	Resale	Grant Deed	\$901,000	\$308	\$647K
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$2088	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.4 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Whitney High School	High	9–12	1.4 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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