

Single Family Residence **RESIDENTIAL**

2280 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,148,682 TopHap Estimate · \$395 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$1,100,000 · Mar 25, 2022

Est. Owner Equity

\$268,682

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$15,687 (2025)
Assessed Value	\$1,128,000
Previous Assessed	\$1,073,941

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
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2022	Resale	Grant Deed	\$1,100,000	\$378	\$880K
Feb 3, 2022	Resale	Grant Deed	\$880,000	\$302	
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$2098	

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	1.3 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------