

Single Family Residence **RESIDENTIAL**

2278 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,278,071 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,001 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,016,000 · Mar 2, 2022

Est. Owner Equity

\$828,071

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$15,733 (2025)
Assessed Value	\$1,099,736
Previous Assessed	\$1,078,174

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	72 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2022	Resale	Grant Deed	\$1,016,000	\$254	\$450K
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$1526	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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