

Single Family Residence **RESIDENTIAL**

2276 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,250,809 TopHap Estimate · \$323 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,877 ft²
LIVING AREA

2021
YEAR BUILT

2
PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,225,000 · May 6, 2025

Est. Owner Equity

\$0

Loan-to-Value

130%

TAX & ASSESSMENT

Property Tax	\$12,455 (2025)
Assessed Value	\$1,249,500
Previous Assessed	\$783,671

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	73 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2025	Resale	Grant Deed	\$1,225,000	\$316	\$807K
Feb 22, 2022	Resale	Grant Deed	\$980,000	\$253	\$675K
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$1575	

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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