

Single Family Residence **RESIDENTIAL**

# 2272 RANCH VIEW DR

ROCKLIN, CA 95765

**\$1,281,722** TopHap Estimate · \$331 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**5**

BATHS

**3,877 ft<sup>2</sup>**

LIVING AREA

**2021**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.3M high

Last Sale

**\$1,021,000 · Mar 23, 2022**

Est. Owner Equity

**\$264,925**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$15,570 (2025) |
| Assessed Value    | \$1,091,518     |
| Previous Assessed | \$1,070,117     |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 73<br>WILDFIRE | 61<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-------------|--------------------|--------|
| Mar 17, 2022 | Resale | Grant Deed | \$1,021,000 | \$263              | \$817K |
| 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   |
| Whitney High School            | High       | 9–12   | 1.3 mi   |
| Granite Oaks Middle School     | Middle     | 7–8    | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|