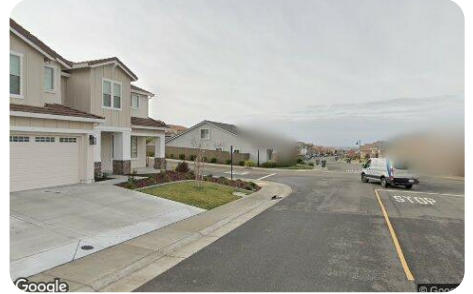


Single Family Residence **RESIDENTIAL**

2268 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,351,101 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,001 ft²

LIVING AREA

2021

YEAR BUILT

4

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,126,000 · Apr 21, 2022

Est. Owner Equity

\$551,101

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$16,955 (2025)
Assessed Value	\$1,221,502
Previous Assessed	\$1,197,552

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
Oct 14, 2022	Financing	Intrafamily Transfer			
Apr 4, 2022	Resale	Grant Deed	\$1,126,000	\$281	\$800K
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$1526	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.4 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

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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