

Single Family Residence **RESIDENTIAL**

2285 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,063,795 TopHap Estimate · \$364 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,925 ft²
LIVING AREA

2021
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$980K low

\$1.1M high

Last Sale

\$1,020,000 · Nov 2, 2021

Est. Owner Equity

\$247,805

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$13,315 (2025)
Assessed Value	\$872,893
Previous Assessed	\$855,778

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1
FLOOD

72
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2022	Financing	Intrafamily Transfer			
Oct 26, 2021	Resale	Grant Deed	\$1,020,000	\$349	\$816K
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$2088	

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	1.4 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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