

Single Family Residence **RESIDENTIAL**

2287 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,058,061 TopHap Estimate · \$363 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,911 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$979K low

\$1.1M high

Last Sale

\$1,000,000 · Nov 15, 2021

Est. Owner Equity

\$208,061

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,984 (2025)
Assessed Value	\$192,337
Previous Assessed	\$188,566

PROPERTY FACTS

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

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
Jun 5, 2022	Financing	Intrafamily Transfer			
Oct 29, 2021	Resale	Grant Deed	\$1,000,000	\$344	
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$2098	

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------