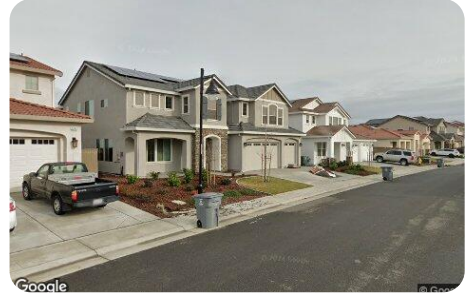


Single Family Residence **RESIDENTIAL**

2295 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,306,848 TopHap Estimate · \$366 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,566 ft²

LIVING AREA

2021

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.3M high

Last Sale

\$1,211,500 · Jun 14, 2022

Est. Owner Equity

\$1,206,848

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$17,850 (2025)
Assessed Value	\$1,298,315
Previous Assessed	\$1,272,859

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	72 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
May 1, 2026	Financing	Mortgage			\$100K
Jun 10, 2022	Resale	Grant Deed	\$1,211,500	\$340	\$891K
Dec 1, 2020	Resale	Grant Deed	\$6,107,000	\$1713	

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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