

Single Family Residence

RESIDENTIAL

2301 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,140,047 TopHap Estimate · \$392 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,911 ft²

LIVING AREA

2021

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$1,100,000 · May 5, 2022

Est. Owner Equity

\$260,057

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$15,568 (2025)
Assessed Value	\$1,116,000
Previous Assessed	\$1,063,001

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

72
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2024	Financing	Intrafamily Transfer			
Apr 22, 2022	Resale	Grant Deed	\$1,100,000	\$378	\$880K
Mar 18, 2021	Financing	Re-Recorded Document			
Mar 18, 2021	Resale	Grant Deed	\$6,107,000	\$2098	\$200

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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