

Single Family Residence **RESIDENTIAL**

2305 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,575,581 TopHap Estimate · \$394 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,001 ft²
LIVING AREA

2022
YEAR BUILT

2
PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$1,500,000 · Oct 4, 2022

Est. Owner Equity

\$1,025,581

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$20,979 (2025)
Assessed Value	\$1,591,799
Previous Assessed	\$1,560,588

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
Sep 22, 2022	Resale	Grant Deed	\$1,500,000	\$375	\$550K
Mar 18, 2021	Financing	Re-Recorded Document			

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	1.5 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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