

Single Family Residence **RESIDENTIAL**

2315 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,308,039 TopHap Estimate · \$337 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,877 ft²
LIVING AREA

2023
YEAR BUILT

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,420,000 · Mar 1, 2023

Est. Owner Equity

\$858,139

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$14,346 (2025)
Assessed Value	\$976,725
Previous Assessed	\$957,574

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	73 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Feb 23, 2023	Resale	Grant Deed	\$1,420,000	\$366	\$450K
Mar 18, 2021	Financing	Re-Recorded Document			
Mar 18, 2021	Resale	Grant Deed	\$6,107,000	\$1575	\$200

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Granite Oaks Middle School	Middle	7–8	1.2 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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