

Single Family Residence **RESIDENTIAL**

2314 RANCH VIEW DR

ROCKLIN, CA 95765

\$1,347,950 TopHap Estimate · \$348 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,877 ft²

LIVING AREA

2022

YEAR BUILT

5

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$1,360,000 · Oct 16, 2023

Est. Owner Equity

\$352,950

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$18,877 (2025)
Assessed Value	\$1,401,835
Previous Assessed	\$1,374,349

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
Mar 14, 2026	Quitclaim	Quit Claim Transfer			\$995K
Oct 13, 2023	Financing	Intrafamily Transfer			
Oct 9, 2023	Resale	Grant Deed	\$845,000	\$218	
Sep 28, 2023	Resale	Grant Deed	\$1,360,000	\$351	\$1M
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	1.2 mi
Whitney High School	High	9–12	1.6 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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