

Single Family Residence **RESIDENTIAL**

1481 WESTWIND WAY

ROCKLIN, CA 95765

\$645,801 TopHap Estimate · confidence 85 · as of Jul 14, 2026



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LOT SIZE

VALUATION

\$646K



\$550K low

\$742K high

Last Sale

\$565,000 · Jun 12, 2025

Est. Owner Equity

\$109,061

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$3,683 (2025)
Assessed Value	\$576,289
Previous Assessed	\$142,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.11
Pool	No

CLIMATE RISK

29
FLOOD

65
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2025	Resale	Grant Deed	\$565,000		\$537K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.7 mi
Twin Oaks Elementary School	Elementary	KG–6	1.7 mi
Granite Oaks Middle School	Middle	7–8	1.9 mi

District: Rocklin Unified School District



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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