

Single Family Residence **RESIDENTIAL**

1485 WESTWIND WAY
ROCKLIN, CA 95765



3,049 ft²
LOT SIZE

VALUATION

Last Sale	\$650,000 · Jun 20, 2025
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TAX & ASSESSMENT

Property Tax	\$3,683 (2025)
Assessed Value	\$662,989
Previous Assessed	\$142,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.07

Pool

No

CLIMATE RISK

44
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
Jun 5, 2025	Resale	Grant Deed	\$650,000		\$487K

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

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner