

Single Family Residence

RESIDENTIAL

809 BIG RANGE WAY

ROCKLIN, CA 95765

\$649,000 TopHap Estimate · \$384 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,692 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2025

YEAR BUILT

Pre-foreclosure (NTS)

Auction scheduled for Jul 21, 2026.

VALUATION

\$649K

\$628K low

\$670K high

Last Sale	\$630,000 · Feb 18, 2025
Est. Owner Equity	\$649,000

TAX & ASSESSMENT

Property Tax	\$5,903 (2025)
Assessed Value	\$642,589
Previous Assessed	\$337,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.08
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

53 FLOOD	65 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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

OWNERSHIP

Occupancy	Owner occupied
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