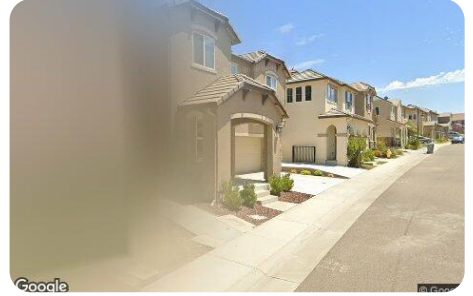


Single Family Residence **RESIDENTIAL**

813 BIG RANGE WAY

ROCKLIN, CA 95765

\$690,250 TopHap Estimate · \$336 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,054 ft²

LIVING AREA

0.1 ac

LOT SIZE

2025

YEAR BUILT

VALUATION

\$690K

\$641K low

\$739K high

Last Sale

\$685,000 · Feb 25, 2026

Est. Owner Equity

\$39,500

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$6,240 (2025)
Assessed Value	\$677,779
Previous Assessed	\$368,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.10
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

53
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	\$/FT²	LOAN
Feb 20, 2026	Resale	Grant Deed	\$685,000	\$333	\$651K

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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