

Single Family Residence **RESIDENTIAL**

801 BIG RANGE WAY

ROCKLIN, CA 95765

\$665,969 TopHap Estimate · confidence 84 · as of Jul 14, 2026



3,485 ft²
LOT SIZE

VALUATION

\$666K

\$559K low

\$773K high

Last Sale

\$650,000 · Aug 18, 2025

Est. Owner Equity

\$215,969

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,683 (2025)
Assessed Value	\$649,990
Previous Assessed	\$142,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.08
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
Aug 7, 2025	Resale	Grant Deed	\$650,000		\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.6 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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