

Single Family Residence

RESIDENTIAL

1464 WESTWIND WAY

ROCKLIN, CA 95765

\$609,132 TopHap Estimate · \$454 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,343 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2024

YEAR BUILT

2

PARKING

VALUATION

\$609K

\$536K low

\$682K high

Last Sale

\$600,000 · Sep 2, 2025

Est. Owner Equity

\$219,142

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$7,240 (2025)
Assessed Value	\$599,990
Previous Assessed	\$460,800

PROPERTY FACTS

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

CLIMATE RISK

26
FLOOD

64
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
Aug 22, 2025	Resale	Grant Deed	\$600,000	\$447	\$390K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.7 mi
Twin Oaks Elementary School	Elementary	KG–6	1.6 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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