

Single Family Residence

RESIDENTIAL

613 OPEN RANGE LN

ROCKLIN, CA 95765

\$904,780

TopHap Estimate · \$295 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,066 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

3

PARKING

VALUATION

\$905K

\$864K low

\$946K high

Last Sale

\$740,000 · Apr 14, 2021

Est. Owner Equity

\$354,780

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$12,136 (2025)
Assessed Value	\$817,017
Previous Assessed	\$800,998

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2021	Resale	Grant Deed	\$740,000	\$241	\$550K
Apr 9, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Sep 12, 2016	Financing	Intrafamily Transfer			\$407K
Oct 8, 2009	Resale	Grant Deed	\$400,500	\$131	\$371K
Dec 19, 2008	Resale	Grant Deed	\$5,870,000	\$1915	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.5 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.7 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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