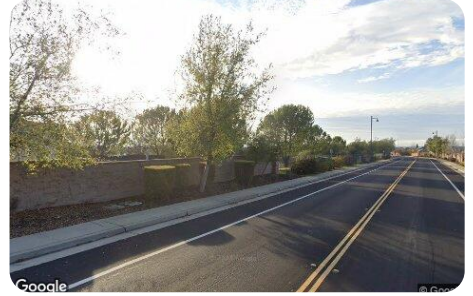
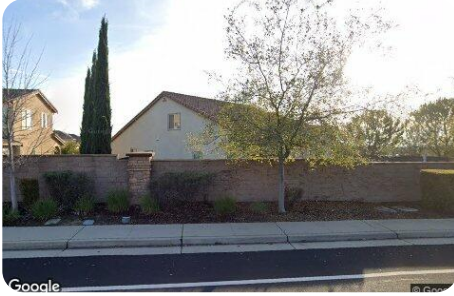


Single Family Residence **RESIDENTIAL**

840 CALICO DR

ROCKLIN, CA 95765

\$795,267 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,404 ft²

LIVING AREA

0.21 ac

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$795K

\$767K low

\$824K high

Last Sale

\$755,000 · Sep 20, 2023

Est. Owner Equity

\$303,267

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$11,646 (2025)
Assessed Value	\$785,502
Previous Assessed	\$770,100

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	70 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2026	Financing	Mortgage			\$492K
Sep 14, 2023	Resale	Grant Deed	\$755,000	\$314	\$455K
Aug 12, 2013	Resale	Grant Deed	\$451,000	\$188	\$442K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.4 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	2.0 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------