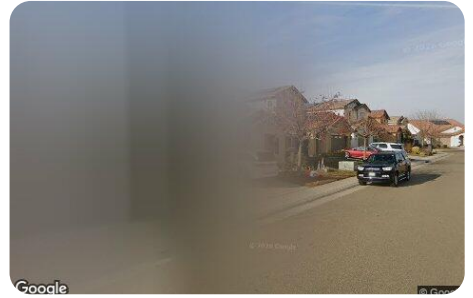


Single Family Residence **RESIDENTIAL**

852 CALICO DR

ROCKLIN, CA 95765

\$806,558 TopHap Estimate · \$289 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,793 ft²

LIVING AREA

0.11 ac

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$807K

\$767K low

\$846K high

Last Sale

\$468,000 · Feb 20, 2014

Est. Owner Equity

\$165,126

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$9,621 (2025)
Assessed Value	\$575,613
Previous Assessed	\$564,327

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	67 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2026	Financing	Mortgage			\$641K
Feb 20, 2014	Resale	Grant Deed	\$468,000	\$168	\$460K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.3 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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