

Single Family Residence **RESIDENTIAL**

716 GRAY DAWN DR

ROCKLIN, CA 95765

\$999,000 TopHap Estimate · \$288 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,471 ft²
LIVING AREA

0.16 ac
LOT SIZE

2018
YEAR BUILT

2
PARKING

VALUATION

\$999K

\$915K low

\$1.1M high

Last Sale

\$960,000 · Jul 27, 2026

Est. Owner Equity

\$515,669

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$11,265 (2025)
Assessed Value	\$736,965
Previous Assessed	\$722,516

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2026	Resale	Grant Deed	\$960,000	\$277	\$350K
Mar 21, 2018	Resale	Grant Deed	\$635,000	\$183	\$506K
Sep 9, 2016	Resale	Grant Deed	\$5,510,000	\$1587	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.5 mi
Whitney High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.5 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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