

Single Family Residence

RESIDENTIAL

601 OPEN RANGE LN

ROCKLIN, CA 95765

\$906,578 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,066 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

3

PARKING

VALUATION

\$907K

\$868K low

\$945K high

Last Sale

\$650,000 · Sep 21, 2018

Est. Owner Equity

\$212,409

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$11,233 (2025)
Assessed Value	\$739,470
Previous Assessed	\$724,971

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	66 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
Sep 17, 2018	Resale	Grant Deed	\$650,000	\$212	\$617K
Nov 6, 2016	Quitclaim	Quit Claim Transfer			\$295K
May 11, 2009	Resale	Grant Deed	\$418,000	\$136	\$408K
Jun 8, 2007	Resale	Grant Deed	\$570,000	\$186	\$428K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.5 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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