

Single Family Residence **RESIDENTIAL**

603 OPEN RANGE LN

ROCKLIN, CA 95765

\$872,050 TopHap Estimate · \$282 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,096 ft²

LIVING AREA

0.14 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$872K

\$813K low

\$931K high

Est. Owner Equity

\$177,650

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$11,922 (2025)
Assessed Value	\$804,092
Previous Assessed	\$788,326

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

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
Aug 13, 2021	Financing	Intrafamily Transfer			\$526K
Jul 9, 2019	Financing	Grant Deed			\$528K
May 22, 2007	Resale	Grant Deed	\$588,500	\$190	\$471K

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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