

Single Family Residence

RESIDENTIAL

610 OPEN RANGE LN

ROCKLIN, CA 95765

\$857,300 TopHap Estimate · \$299 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,868 ft²

LIVING AREA

0.15 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$857K

\$822K low

\$893K high

Last Sale

\$559,000 · Feb 13, 2019

Est. Owner Equity

\$707,300

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$10,207 (2025)
Assessed Value	\$636,041
Previous Assessed	\$623,570

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

65
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2026	Financing	Mortgage			\$150K
Dec 17, 2020	Financing	Intrafamily Transfer			
Dec 17, 2020	Financing	Intrafamily Transfer			
Feb 6, 2019	Resale	Grant Deed	\$559,000	\$195	\$499K
Jun 10, 2015	Quitclaim	Quit Claim Transfer			
Jun 10, 2015	Resale	Grant Deed	\$495,000	\$173	
Sep 12, 2007	Resale	Grant Deed	\$506,000	\$176	\$404K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitney High School	High	9–12	0.4 mi
Sunset Ranch Elementary School	Elementary	KG–6	0.8 mi

Granite Oaks Middle School	Middle	7–8	2.0 mi
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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	Absentee owner
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