

Single Family Residence

RESIDENTIAL

612 OPEN RANGE LN

ROCKLIN, CA 95765

\$907,078 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,096 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$907K

\$875K low

\$940K high

Last Sale

\$820,000 · Dec 30, 2021

Est. Owner Equity

\$259,878

Loan-to-Value

70%

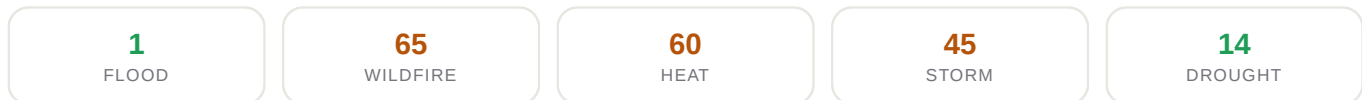
TAX & ASSESSMENT

Property Tax	\$12,888 (2025)
Assessed Value	\$887,592
Previous Assessed	\$870,189

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2021	Financing	Intrafamily Transfer			
Dec 27, 2021	Resale	Grant Deed	\$820,000	\$265	\$647K
Feb 24, 2015	Resale	Grant Deed	\$499,000	\$161	\$399K
Jan 16, 2015	Resale	Grant Deed	\$499,000	\$161	
Sep 20, 2007	Resale	Grant Deed	\$505,500	\$163	\$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

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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