

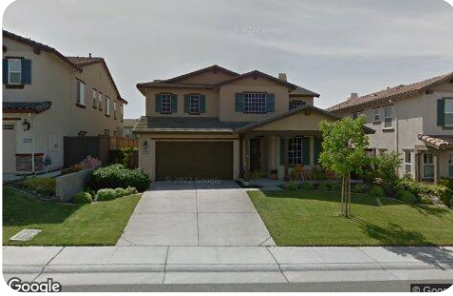
Single Family Residence

RESIDENTIAL

606 OPEN RANGE LN

ROCKLIN, CA 95765

\$900,386 TopHap Estimate · \$291 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,096 ft²

LIVING AREA

0.15 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$900K

\$810K low

\$991K high

Last Sale

\$522,000 · Aug 31, 2007

Est. Owner Equity

\$422,386

Loan-to-Value

52%

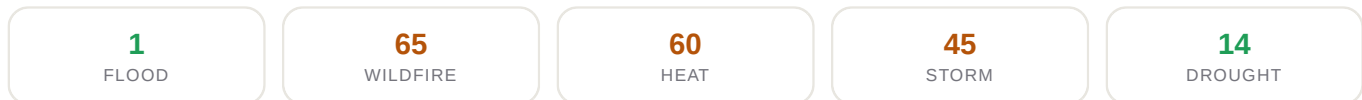
TAX & ASSESSMENT

Property Tax	\$11,060 (2025)
Assessed Value	\$723,191
Previous Assessed	\$709,011

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
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
May 24, 2016	Financing	Intrafamily Transfer			
Aug 29, 2007	Financing	Intrafamily Transfer			\$496K
Aug 30, 2007	Resale	Grant Deed	\$522,000	\$169	

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	Owner occupied
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