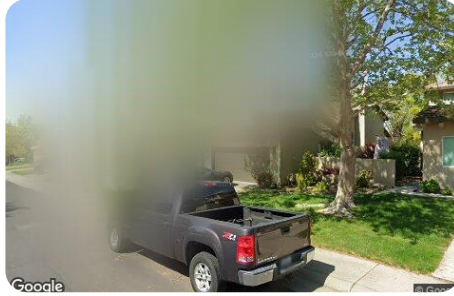


Single Family Residence **RESIDENTIAL**

2816 CATALINA DR

ROCKLIN, CA 95765

\$638,084 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,004 ft²

LIVING AREA

0.1 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$638K

\$607K low

\$669K high

Last Sale

\$256,500 · Mar 2, 2009

Est. Owner Equity

\$288,084

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,735 (2025)
Assessed Value	\$336,376
Previous Assessed	\$329,781

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

51
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2019	Financing	Intrafamily Transfer			\$313K
Feb 4, 2009	Resale	Grant Deed	\$256,500	\$128	\$251K
Jul 24, 2008	Non-arms-length	Trustees Deed	\$259,250	\$129	
Dec 7, 2004	Quitclaim	Quit Claim Transfer			\$312K
Oct 16, 2003	Quitclaim	Quit Claim Transfer			
Oct 15, 2003	Quitclaim	Quit Claim Transfer			\$243K
May 21, 2002	Quitclaim	Quit Claim Transfer			
May 13, 2002	Quitclaim	Quit Claim Transfer			
Sep 16, 1998	Quitclaim	Quit Claim Transfer			
Sep 16, 1998	Resale	Trustees Deed	\$168,000	\$84	\$151K
Sep 16, 1998	Recorded document	Trustees Deed			

Nov 30, 1995	Resale	Grant Deed	\$155,000	\$77	\$141K
--------------	--------	------------	-----------	------	--------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Breen Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.4 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------