

Single Family Residence **RESIDENTIAL**

2814 CATALINA DR

ROCKLIN, CA 95765

\$581,830 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.1 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$582K

\$557K low

\$607K high

Last Sale

\$577,000 · Apr 29, 2024

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$6,619 (2025)
Assessed Value	\$599,790
Previous Assessed	\$588,030

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	48 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2024	Resale	Grant Deed	\$577,000	\$346	\$577K
Dec 7, 2010	Resale	Grant Deed	\$231,000	\$139	\$180K
Sep 22, 2010	Quitclaim	Quit Claim Transfer			
Dec 18, 2003	Resale	Grant Deed	\$318,000	\$191	\$286K
Oct 30, 2003	Quitclaim	Quit Claim Transfer			\$100K
Mar 10, 2003	Financing	Grant Deed			\$165K
Jun 27, 2001	Quitclaim	Quit Claim Transfer			\$140K
Aug 10, 2000	Quitclaim	Quit Claim Transfer			
Mar 3, 1995	Resale	Grant Deed	\$159,500	\$96	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.1 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
-----------	----------------