

Single Family Residence **RESIDENTIAL**

2812 CATALINA DR

ROCKLIN, CA 95765

\$561,395 TopHap Estimate · \$419 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,340 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$561K

\$540K low

\$582K high

Last Sale

\$148,500 · Jan 18, 1995

Est. Owner Equity

\$291,754

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,997 (2025)
Assessed Value	\$267,155
Previous Assessed	\$261,917

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

51
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2021	Financing	Intrafamily Transfer			
Apr 26, 2021	Financing	Intrafamily Transfer			
Jan 18, 1995	Resale	Grant Deed	\$148,500	\$111	

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

OWNERSHIP

Occupancy	Owner occupied
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