

Single Family Residence **RESIDENTIAL**

2822 CATALINA DR

ROCKLIN, CA 95765

\$653,508 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,004 ft²

LIVING AREA

0.1 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$654K

\$630K low

\$677K high

Last Sale

\$325,000 · Apr 11, 2014

Est. Owner Equity

\$653,508

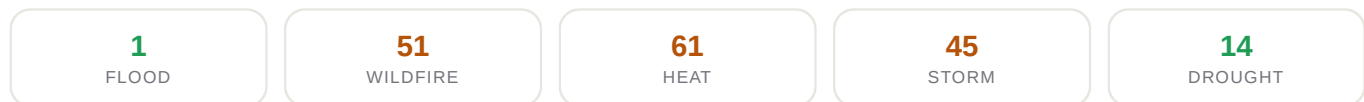
TAX & ASSESSMENT

Property Tax	\$5,715 (2025)
Assessed Value	\$514,945
Previous Assessed	\$504,849

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2014	Resale	Grant Deed	\$325,000	\$162	
Dec 30, 2002	Quitclaim	Quit Claim Transfer			
Dec 20, 2002	Quitclaim	Quit Claim Transfer			\$127K
Nov 26, 1997	Quitclaim	Quit Claim Transfer			
Oct 28, 1997	Quitclaim	Quit Claim Transfer			\$129K
Jan 3, 1996	Quitclaim	Quit Claim Transfer			
Sep 8, 1995	Quitclaim	Quit Claim Transfer			
Aug 30, 1995	Resale	Grant Deed	\$167,000	\$83	\$128K

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

OWNERSHIP

Occupancy	Absentee owner
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