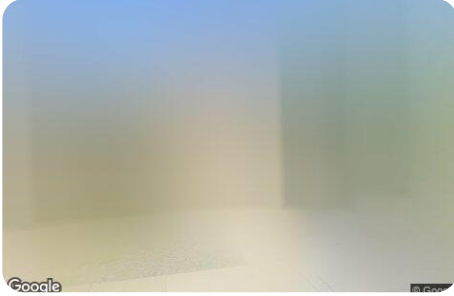


Single Family Residence **RESIDENTIAL**

2820 CATALINA DR

ROCKLIN, CA 95765

\$603,553 TopHap Estimate · \$362 / ft² · confidence 95 · 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

\$604K

\$572K low

\$635K high

Last Sale

\$605,000 · Sep 9, 2025

Est. Owner Equity

\$119,553

Loan-to-Value

80%

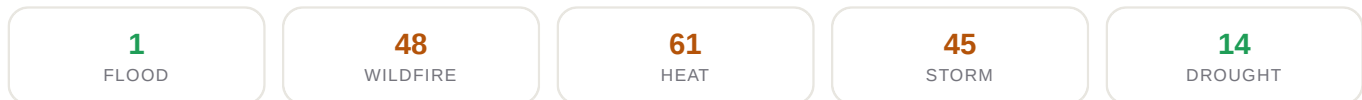
TAX & ASSESSMENT

Property Tax	\$2,927 (2025)
Assessed Value	\$605,000
Previous Assessed	\$255,457

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
Sep 8, 2025	Resale	Grant Deed	\$605,000	\$363	\$484K
Apr 15, 2010	Financing	Intrafamily Transfer			\$76K
Dec 9, 2002	Quitclaim	Quit Claim Transfer			\$140K
Jun 1, 1995	Resale	Grant Deed	\$152,500	\$91	\$137K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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