

Single Family Residence **RESIDENTIAL**

2827 CATALINA DR

ROCKLIN, CA 95765

\$569,482 TopHap Estimate · \$425 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,340 ft²

LIVING AREA

0.17 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$569K

\$546K low

\$593K high

Last Sale

\$379,000 · Apr 22, 2016

Est. Owner Equity

\$320,482

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,027 (2025)
Assessed Value	\$457,623
Previous Assessed	\$448,651

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

25
FLOOD

46
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2016	Resale	Grant Deed	\$379,000	\$283	\$229K
May 6, 2010	Resale	Grant Deed	\$257,000	\$192	\$245K
Jul 24, 2006	Financing	Intrafamily Transfer			\$344K
Dec 6, 2004	Resale	Grant Deed	\$400,000	\$299	\$320K
Jul 7, 1995	Resale	Grant Deed	\$137,000	\$102	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Breen Elementary School	Elementary	KG–6	0.2 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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