

Single Family Residence **RESIDENTIAL**

2835 CATALINA DR

ROCKLIN, CA 95765

\$568,705 TopHap Estimate · \$341 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$569K

\$546K low

\$591K high

Last Sale

\$416,500 · May 1, 2017

Est. Owner Equity

\$323,705

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,481 (2025)
Assessed Value	\$493,044
Previous Assessed	\$483,377

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

66
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2023	Financing	Intrafamily Transfer			
Apr 24, 2017	Resale	Grant Deed	\$416,500	\$250	\$245K
Nov 7, 2016	Recorded document	Grant Deed			
Mar 17, 2009	Quitclaim	Quit Claim Transfer			\$195K
Sep 3, 2008	Resale	Grant Deed	\$265,000	\$159	
Jul 9, 2008	Non-arms-length	Trustees Deed	\$290,000	\$174	
Mar 4, 2005	Resale	Grant Deed	\$428,000	\$257	\$342K
Apr 22, 1998	Resale	Grant Deed	\$168,000	\$101	\$155K
Aug 8, 1996	Non-arms-length	Grant Deed	\$1,328,600	\$797	

ASSIGNED SCHOOLS

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