

Single Family Residence **RESIDENTIAL**

2811 CATALINA DR

ROCKLIN, CA 95765

\$847,286 TopHap Estimate · \$439 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,931 ft²

LIVING AREA

0.28 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$847K

\$745K low

\$950K high

Last Sale

\$825,000 · Apr 8, 2024

Est. Owner Equity

\$312,286

Loan-to-Value

64%

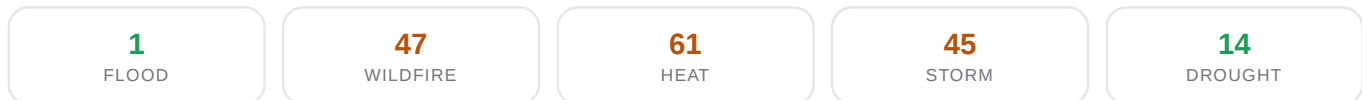
TAX & ASSESSMENT

Property Tax	\$9,512 (2025)
Assessed Value	\$858,330
Previous Assessed	\$841,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2024	Resale	Grant Deed	\$825,000	\$427	\$535K
Mar 11, 2024	Financing	Intrafamily Transfer			
Jun 1, 2020	Quitclaim	Quit Claim Transfer			
Feb 26, 2020	Recorded document	Affidavit Of Death			
Jun 24, 2016	Quitclaim	Quit Claim Transfer			
Jun 16, 2016	Resale	Grant Deed	\$440,000	\$228	\$250K
Dec 30, 2008	Resale	Grant Deed	\$280,000	\$145	\$276K
Oct 29, 2008	Non-arms-length	Trustees Deed	\$269,516	\$140	
Apr 9, 2004	Recorded document	Grant Deed			
Mar 9, 2001	Quitclaim	Quit Claim Transfer			\$208K
Apr 19, 1996	Resale	Grant Deed	\$158,000	\$82	\$154K

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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