

Single Family Residence **RESIDENTIAL**

1647 ALBATROSS WAY

ROCKLIN, CA 95765

\$602,760 TopHap Estimate · \$357 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,687 ft²
LIVING AREA

0.15 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$603K

\$556K low

\$649K high

Last Sale

\$387,000 · Nov 17, 2016

Est. Owner Equity

\$602,760

TAX & ASSESSMENT

Property Tax	\$5,681 (2025)
Assessed Value	\$458,121
Previous Assessed	\$449,139

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

58
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2017	Quitclaim	Quit Claim Transfer			
Nov 10, 2016	Resale	Grant Deed	\$387,000	\$229	
Jan 30, 2014	Quitclaim	Quit Claim Transfer			
Aug 1, 2011	Recorded document	Grant Deed			
Jun 30, 2005	Recorded document	Grant Deed			
May 12, 2005	Resale	Grant Deed	\$405,000	\$240	\$324K
May 15, 2003	Resale	Grant Deed	\$293,500	\$174	\$235K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.3 mi

Spring View Middle School	Middle	7–8	2.4 mi
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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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