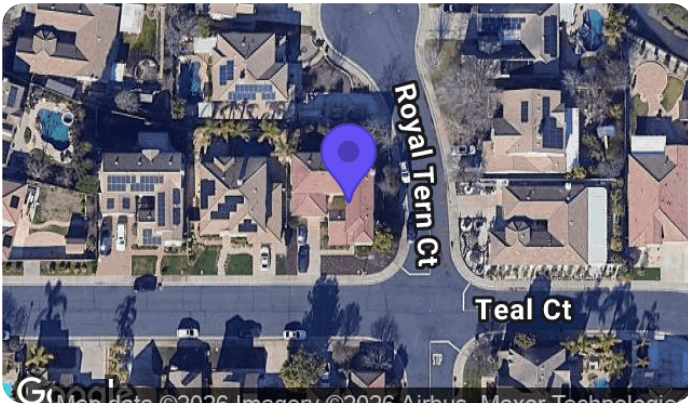


Single Family Residence **RESIDENTIAL**

1625 ALBATROSS WAY

ROCKLIN, CA 95765

\$837,554 TopHap Estimate · \$244 / ft² · confidence 97 · as of Jul 14, 2026



6
BEDS

4.5
BATHS

3,437 ft²
LIVING AREA

0.17 ac
LOT SIZE

2002
YEAR BUILT

3
PARKING

VALUATION

\$838K

\$816K low

\$859K high

Last Sale

\$615,000 · Jul 29, 2020

Est. Owner Equity

\$279,089

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,056 (2025)
Assessed Value	\$679,007
Previous Assessed	\$665,694

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	No

CLIMATE RISK

1
FLOOD

60
WILDFIRE

14
DROUGHT

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

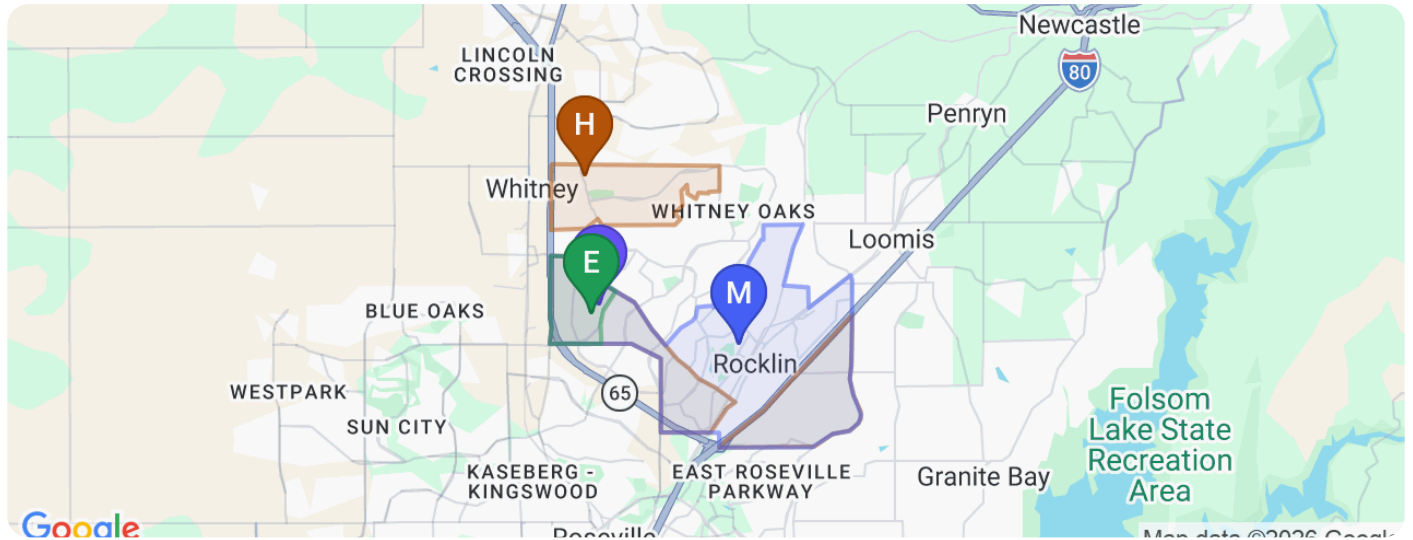
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2020	Resale	Grant Deed	\$615,000	\$179	\$492K
May 21, 2010	Resale	Grant Deed	\$350,000	\$102	\$280K
Aug 5, 2005	Quitclaim	Quit Claim Transfer			
Apr 29, 2005	Quitclaim	Quit Claim Transfer			
Apr 25, 2005	Resale	Grant Deed	\$618,000	\$180	\$494K
Dec 2, 2002	Resale	Grant Deed	\$416,000	\$121	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.2 mi
Spring View Middle School	Middle	7–8	2.5 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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