

Single Family Residence **RESIDENTIAL**

2813 CATALINA DR

ROCKLIN, CA 95765

\$648,249 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,004 ft²

LIVING AREA

0.1 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$648K

\$625K low

\$672K high

Last Sale

\$160,000 · Jun 30, 1995

Est. Owner Equity

\$309,249

Loan-to-Value

54%

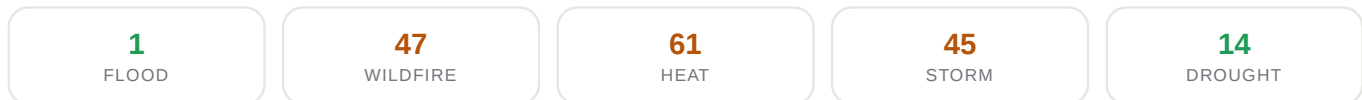
TAX & ASSESSMENT

Property Tax	\$4,119 (2025)
Assessed Value	\$274,076
Previous Assessed	\$268,703

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.10
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2017	Financing	Intrafamily Transfer			\$159K
Jun 30, 1995	Resale	Grant Deed	\$160,000	\$80	\$147K

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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