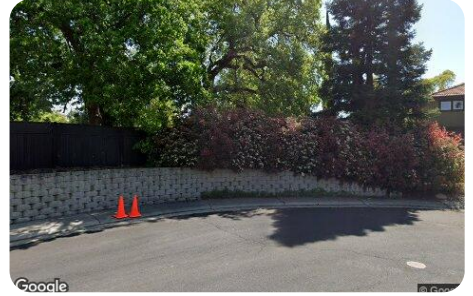
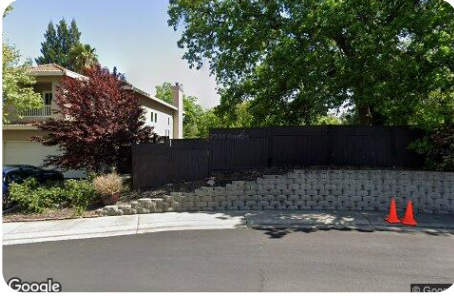


Single Family Residence **RESIDENTIAL**

2809 CATALINA DR

ROCKLIN, CA 95765

\$702,734 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,004 ft²

LIVING AREA

0.24 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$703K

\$668K low

\$737K high

Last Sale

\$385,000 · Sep 9, 2014

Est. Owner Equity

\$248,446

Loan-to-Value

66%

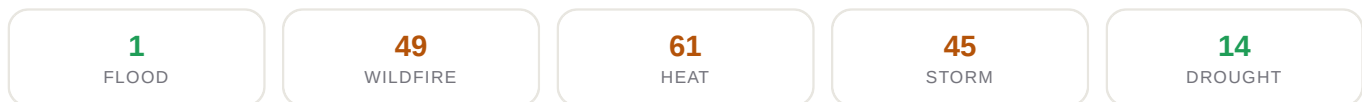
TAX & ASSESSMENT

Property Tax	\$5,180 (2025)
Assessed Value	\$471,956
Previous Assessed	\$462,703

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
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
Jul 22, 2025	Financing	Intrafamily Transfer			
Sep 4, 2014	Resale	Grant Deed	\$385,000	\$192	\$351K
Aug 31, 2013	Quitclaim	Quit Claim Transfer			
Aug 13, 2009	Resale	Grant Deed	\$315,000	\$157	\$252K
Sep 30, 2003	Quitclaim	Quit Claim Transfer			\$190K
Jan 10, 1995	Resale	Grant Deed	\$192,000	\$96	\$182K

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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