

Single Family Residence **RESIDENTIAL**

2807 CATALINA DR

ROCKLIN, CA 95765

\$618,198 TopHap Estimate · \$329 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,877 ft²

LIVING AREA

0.11 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$618K

\$563K low

\$674K high

Last Sale

\$570,000 · Oct 20, 2023

Est. Owner Equity

\$87,698

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,560 (2025)
Assessed Value	\$594,248
Previous Assessed	\$582,597

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

51
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2024	Financing	Intrafamily Transfer			\$531K
Oct 18, 2023	Resale	Grant Deed	\$570,000	\$304	\$524K
Oct 6, 2023	Financing	Intrafamily Transfer			
Apr 5, 2021	Financing	Intrafamily Transfer			
May 13, 2005	Financing	Intrafamily Transfer			\$312K
Jan 18, 2002	Resale	Grant Deed	\$240,000	\$128	\$236K
Nov 3, 1997	Resale	Grant Deed	\$140,000	\$75	\$112K
Jan 19, 1995	Resale	Grant Deed	\$154,000	\$82	\$150K

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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