

Single Family Residence **RESIDENTIAL**

2817 CATALINA DR

ROCKLIN, CA 95765

\$596,076 TopHap Estimate · \$358 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.11 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$596K

\$578K low

\$614K high

Last Sale

\$510,000 · Sep 4, 2020

Est. Owner Equity

\$96,076

Loan-to-Value

85%

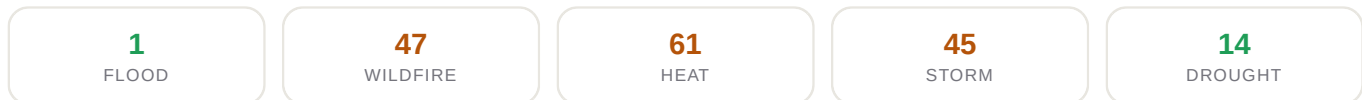
TAX & ASSESSMENT

Property Tax	\$6,364 (2025)
Assessed Value	\$563,080
Previous Assessed	\$552,040

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2020	Resale	Grant Deed	\$510,000	\$306	\$501K
May 9, 2019	Quitclaim	Quit Claim Transfer			\$418K
Dec 19, 2017	Resale	Grant Deed	\$435,000	\$261	\$427K
May 17, 2012	Resale	Grant Deed	\$222,000	\$133	\$216K
Sep 8, 2005	Quitclaim	Quit Claim Transfer			
Aug 10, 2005	Quitclaim	Quit Claim Transfer			\$368K
Apr 14, 2005	Quitclaim	Quit Claim Transfer			
Feb 28, 2003	Financing	Grant Deed			\$218K
Nov 28, 2001	Resale	Grant Deed	\$240,000	\$144	\$216K
Nov 28, 2001	Quitclaim	Quit Claim Transfer			
Mar 24, 1995	Resale	Grant Deed	\$153,500	\$92	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 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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