

Single Family Residence **RESIDENTIAL**

2805 CATALINA DR

ROCKLIN, CA 95765

\$661,026 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,004 ft²

LIVING AREA

0.12 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$661K

\$635K low

\$687K high

Est. Owner Equity

\$257,317

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,496 (2025)
Assessed Value	\$494,449
Previous Assessed	\$484,755

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

49
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2018	Financing	Intrafamily Transfer			\$402K
Jul 10, 2017	Quitclaim	Quit Claim Transfer			\$394K
Jun 8, 2016	Resale	Grant Deed	\$409,500	\$204	\$402K
Apr 10, 2014	Resale	Grant Deed	\$360,000	\$180	\$324K
Apr 27, 2004	Resale	Grant Deed	\$385,000	\$192	\$135K
Nov 10, 1994	Resale	Grant Deed	\$173,500	\$87	\$156K

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	0.5 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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