

Single Family Residence **RESIDENTIAL**

2803 CATALINA DR

ROCKLIN, CA 95765

\$598,761 TopHap Estimate · \$447 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,340 ft²

LIVING AREA

0.12 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$599K

\$580K low

\$618K high

Last Sale

\$530,000 · Jun 29, 2021

Est. Owner Equity

\$579,483

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$7,126 (2025)
Assessed Value	\$585,161
Previous Assessed	\$573,688

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

52
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2026	Financing	Mortgage			\$19K
Jun 25, 2021	Resale	Grant Deed	\$530,000	\$396	\$520K
Sep 17, 2012	Resale	Grant Deed	\$228,000	\$170	\$224K
Aug 9, 2005	Resale	Grant Deed	\$410,000	\$306	\$327K
Sep 30, 2002	Quitclaim	Quit Claim Transfer			\$182K
Nov 6, 1998	Quitclaim	Quit Claim Transfer			\$141K

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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