

Single Family Residence **RESIDENTIAL**

2801 CATALINA DR

ROCKLIN, CA 95765

\$615,970 TopHap Estimate · \$298 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,068 ft²

LIVING AREA

0.12 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$616K

\$594K low

\$638K high

Last Sale

\$376,000 · Aug 12, 2015

Est. Owner Equity

\$38,970

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,236 (2025)
Assessed Value	\$477,211
Previous Assessed	\$467,855

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

50
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2025	Financing	Intrafamily Transfer			
Aug 26, 2025	Financing	Intrafamily Transfer			
Aug 10, 2015	Resale	Grant Deed	\$376,000	\$182	\$301K
Oct 11, 2012	Resale	Grant Deed	\$282,000	\$136	\$283K
May 29, 2012	Non-arms-length	Trustees Deed	\$222,300	\$107	
Apr 25, 2006	Quitclaim	Quit Claim Transfer			\$109K
Oct 27, 2004	Resale	Grant Deed	\$400,000	\$193	\$320K
Aug 22, 2003	Resale	Grant Deed	\$310,000	\$150	\$248K
Dec 9, 1994	Resale	Grant Deed	\$152,000	\$74	\$144K

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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