

Single Family Residence **RESIDENTIAL**

2703 CATALINA DR

ROCKLIN, CA 95765

\$584,862 TopHap Estimate · \$351 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.12 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$585K

\$569K low

\$601K high

Last Sale

\$210,000 · May 27, 2011

Est. Owner Equity

\$584,862

TAX & ASSESSMENT

Property Tax	\$3,151 (2025)
Assessed Value	\$274,416
Previous Assessed	\$269,036

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

54
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2011	Resale	Grant Deed	\$210,000	\$126	
Aug 30, 2010	Non-arms-length	Trustees Deed	\$218,205	\$131	
Sep 6, 1995	Resale	Grant Deed	\$154,000	\$92	\$123K

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	Absentee owner
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