

Single Family Residence **RESIDENTIAL**

1620 ALBATROSS WAY

ROCKLIN, CA 95765

\$698,755 TopHap Estimate · \$238 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,930 ft²
LIVING AREA

0.17 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$699K

\$655K low

\$743K high

Last Sale

\$325,000 · Mar 26, 2012

Est. Owner Equity

\$303,755

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,256 (2025)
Assessed Value	\$416,369
Previous Assessed	\$408,206

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

59
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2015	Quitclaim	Quit Claim Transfer			
Dec 9, 2015	Financing	Intrafamily Transfer			\$395K
Feb 11, 2014	Quitclaim	Quit Claim Transfer			
Oct 18, 2013	Quitclaim	Quit Claim Transfer			
Oct 18, 2013	Quitclaim	Quit Claim Transfer			\$350K
Mar 27, 2012	Recorded document	Grant Deed			
Mar 22, 2012	Resale	Grant Deed	\$325,000	\$111	\$317K
Sep 30, 2011	Recorded document	Grant Deed			
Sep 29, 2011	Quitclaim	Quit Claim Transfer			
Sep 28, 2011	Resale	Grant Deed	\$320,000	\$109	\$208K
May 6, 2011	Recorded document	Grant Deed			

Mar 29, 2006	Quitclaim	Quit Claim Transfer			
Jun 9, 2004	Resale	Grant Deed	\$535,000	\$183	\$400K
Dec 6, 2002	Resale	Grant Deed	\$395,500	\$135	\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.2 mi
Spring View Middle School	Middle	7–8	2.5 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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