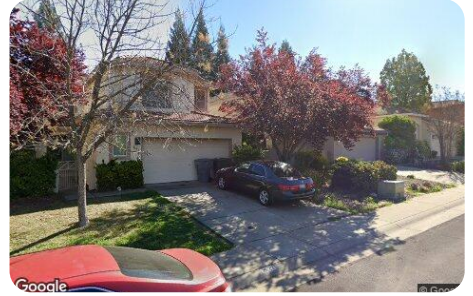
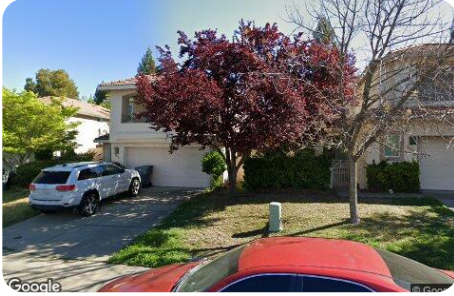


Single Family Residence **RESIDENTIAL**

2625 CATALINA CT

ROCKLIN, CA 95765

\$607,903 TopHap Estimate · \$365 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.11 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$608K

\$574K low

\$642K high

Last Sale

\$610,000 · Dec 23, 2024

Est. Owner Equity

\$23,164

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$6,858 (2025)
Assessed Value	\$622,200
Previous Assessed	\$610,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.11
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
Dec 22, 2025	Financing	Intrafamily Transfer			
Dec 18, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Dec 18, 2024	Resale	Grant Deed	\$610,000	\$366	\$585K
Dec 30, 2023	Financing	Intrafamily Transfer			
Sep 20, 2004	Resale	Grant Deed	\$391,000	\$235	\$313K
Mar 29, 1996	Resale	Grant Deed	\$150,000	\$90	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Breen Elementary School	Elementary	KG–6	0.3 mi

Rocklin High School	High	9–12	0.6 mi
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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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