

Single Family Residence **RESIDENTIAL**

2631 CATALINA CT

ROCKLIN, CA 95765

\$528,366 TopHap Estimate · \$394 / 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

\$528K

\$512K low

\$544K high

Last Sale

\$315,000 · May 14, 2004

Est. Owner Equity

\$96,366

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,095 (2025)
Assessed Value	\$456,800
Previous Assessed	\$447,844

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	55 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2015	Quitclaim	Quit Claim Transfer			
Feb 23, 2015	Financing	Intrafamily Transfer			\$180K
Feb 27, 2012	Quitclaim	Quit Claim Transfer			
Feb 27, 2012	Quitclaim	Quit Claim Transfer			
Feb 27, 2012	Quitclaim	Quit Claim Transfer			\$191K
Jul 10, 2008	Quitclaim	Quit Claim Transfer			
Jul 10, 2008	Quitclaim	Quit Claim Transfer			\$196K
May 15, 2006	Quitclaim	Quit Claim Transfer			
May 15, 2006	Quitclaim	Quit Claim Transfer			
May 14, 2004	Resale	Grant Deed	\$315,000	\$235	\$252K
Sep 15, 1995	Resale	Grant Deed	\$147,000	\$110	

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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