

Single Family Residence **RESIDENTIAL**

1646 ALBATROSS WAY

ROCKLIN, CA 95765

\$709,422 TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,530 ft²
LIVING AREA

0.16 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$709K

\$676K low

\$743K high

Last Sale

\$647,000 · Mar 24, 2021

Est. Owner Equity

\$127,122

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$8,508 (2025)
Assessed Value	\$714,337
Previous Assessed	\$700,331

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

51
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2021	Resale	Grant Deed	\$647,000	\$256	\$582K
Feb 8, 2011	Resale	Grant Deed	\$305,000	\$121	\$229K
Dec 30, 2010	Foreclosure sale	Trustees Deed	\$337,290	\$133	
Aug 9, 2004	Resale	Grant Deed	\$479,000	\$189	\$383K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.3 mi
Spring View Middle School	Middle	7–8	2.4 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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