

Single Family Residence **RESIDENTIAL**

1635 ALBATROSS WAY

ROCKLIN, CA 95765

\$839,809 TopHap Estimate · \$255 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,293 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

3

PARKING

VALUATION

\$840K

\$822K low

\$857K high

Last Sale

\$772,000 · Dec 7, 2021

Est. Owner Equity

\$219,809

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$9,938 (2025)
Assessed Value	\$835,635
Previous Assessed	\$819,251

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	No

CLIMATE RISK

1 FLOOD	33 WILDFIRE	59 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
Dec 6, 2023	Financing	Intrafamily Transfer			
Nov 30, 2021	Resale	Grant Deed	\$772,000	\$234	\$620K
Jun 19, 2019	Resale	Grant Deed	\$575,000	\$175	\$518K
Oct 24, 2018	Quitclaim	Quit Claim Transfer			
Apr 17, 2012	Quitclaim	Quit Claim Transfer			\$339K
Dec 12, 2003	Resale	Grant Deed	\$479,318	\$146	
Mar 18, 2003	Resale	Grant Deed	\$440,500	\$134	\$279K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.2 mi
Whitney High School	High	9–12	2.2 mi

Spring View Middle School	Middle	7–8	2.4 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	Absentee owner
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