

Single Family Residence **RESIDENTIAL**

# 1639 ALBATROSS WAY

ROCKLIN, CA 95765

**\$843,275** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,435 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$843K**

\$818K low

\$868K high

Last Sale

**\$429,500 · Jun 10, 2003**

Est. Owner Equity

**\$188,921**

Loan-to-Value

**75%**

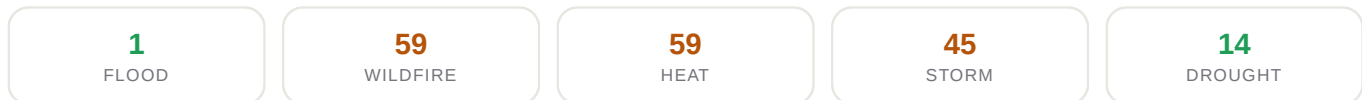
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,581 (2025) |
| Assessed Value    | \$634,476      |
| Previous Assessed | \$622,036      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jun 10, 2003 | Resale | Grant Deed | \$429,500 | \$125              | \$323K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Ruhkala Elementary School | Elementary | KG–6   | 0.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|