

Single Family Residence

RESIDENTIAL

1644 ALBATROSS WAY

ROCKLIN, CA 95765

\$775,000

TopHap Estimate · \$316 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,452 ft²

LIVING AREA

0.18 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$775K

\$741K low

\$809K high

Last Sale

\$700,000 · Jul 15, 2022

Est. Owner Equity

\$215,375

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,501 (2025)
Assessed Value	\$742,845
Previous Assessed	\$728,280

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2022	Resale	Grant Deed	\$700,000	\$285	\$560K
May 16, 2018	Quitclaim	Quit Claim Transfer			
May 20, 2003	Resale	Grant Deed	\$373,000	\$152	\$100K

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	2.5 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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