

Single Family Residence **RESIDENTIAL**

1645 ALBATROSS WAY

ROCKLIN, CA 95765

\$895,426 TopHap Estimate · \$261 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,435 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$895K

\$874K low

\$917K high

Last Sale

\$477,000 · Apr 18, 2003

Est. Owner Equity

\$400,426

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$8,329 (2025)
Assessed Value	\$704,650
Previous Assessed	\$690,834

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
Mar 7, 2025	Financing	Intrafamily Transfer			
Apr 18, 2003	Resale	Grant Deed	\$477,000	\$139	\$382K

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

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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