

Single Family Residence **RESIDENTIAL**

1613 ALBATROSS WAY

ROCKLIN, CA 95765

\$774,175 TopHap Estimate · \$240 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,225 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$774K

\$748K low

\$800K high

Last Sale

\$367,500 · Aug 23, 2002

Est. Owner Equity

\$774,175

TAX & ASSESSMENT

Property Tax	\$6,680 (2025)
Assessed Value	\$542,823
Previous Assessed	\$532,180

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

61
WILDFIRE

59
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2002	Resale	Grant Deed	\$367,500	\$114	
Aug 23, 2002	Financing	Grant Deed			\$294K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.2 mi
Spring View Middle School	Middle	7–8	2.6 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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