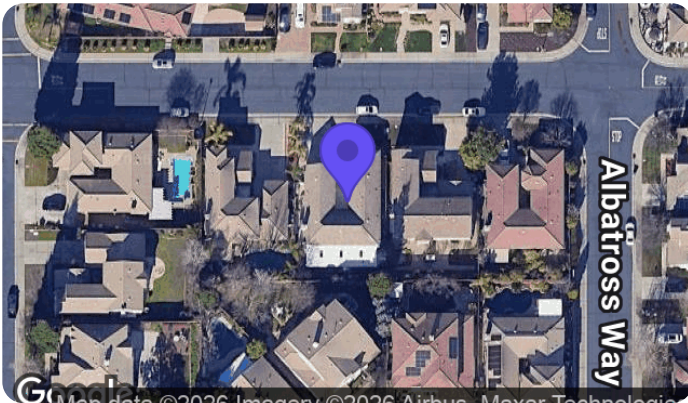


Single Family Residence **RESIDENTIAL**

1622 ALBATROSS WAY

ROCKLIN, CA 95765

\$686,496 TopHap Estimate · \$280 / ft² · confidence 94 · as of Jul 14, 2026



7
BEDS

2.5
BATHS

2,452 ft²
LIVING AREA

0.17 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$686K

\$647K low

\$726K high

Last Sale

\$540,000 · Jan 3, 2019

Est. Owner Equity

\$686,496

TAX & ASSESSMENT

Property Tax	\$7,443 (2025)
Assessed Value	\$614,421
Previous Assessed	\$602,375

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

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
Dec 31, 2018	Financing	Deed			
Dec 31, 2018	Resale	Grant Deed	\$540,000	\$220	\$432K
Apr 6, 2018	Quitclaim	Quit Claim Transfer			
Mar 3, 2016	Resale	Grant Deed	\$430,000	\$175	\$330K
Feb 3, 2014	Recorded document	Affidavit Of Death			
Feb 3, 2014	Quitclaim	Quit Claim Transfer			
Nov 14, 2002	Resale	Grant Deed	\$348,000	\$142	

ASSIGNED SCHOOLS

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

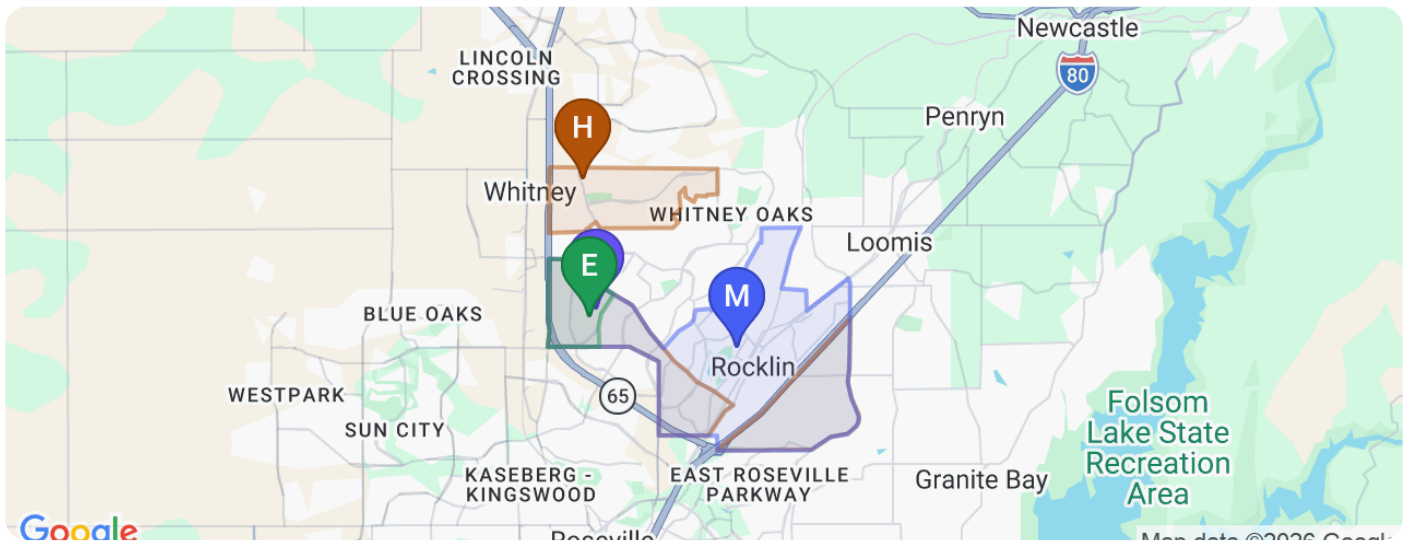
Spring View Middle School

Middle

7-8

2.5 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

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

OWNERSHIP

Occupancy

Owner occupied