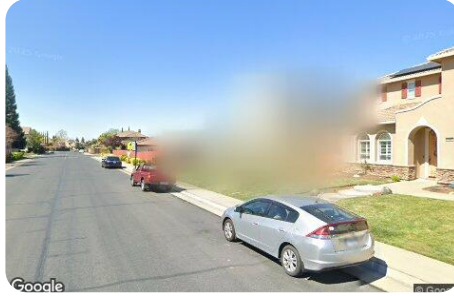


Single Family Residence **RESIDENTIAL**

1623 ALBATROSS WAY

ROCKLIN, CA 95765

\$881,340 TopHap Estimate · \$237 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,725 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$881K

\$853K low

\$909K high

Last Sale

\$929,000 · Feb 3, 2022

Est. Owner Equity

\$45,333

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$9,657 (2025)
Assessed Value	\$854,000
Previous Assessed	\$813,000

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	In-Ground Pool

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
Apr 13, 2022	Financing	Intrafamily Transfer			
Jan 24, 2022	Resale	Grant Deed	\$929,000	\$249	\$836K
Sep 23, 2021	Resale	Grant Deed	\$810,000	\$217	
Mar 5, 2019	Resale	Grant Deed	\$649,000	\$174	\$354K
Jan 18, 2019	Recorded document	Correction Deed			
May 21, 2015	Resale	Grant Deed	\$480,000	\$129	\$384K
Dec 24, 2002	Resale	Grant Deed	\$388,000	\$104	\$310K

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
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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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