

Single Family Residence **RESIDENTIAL**

1637 ALBATROSS WAY

ROCKLIN, CA 95765

\$783,035 TopHap Estimate · \$319 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,452 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

2

PARKING

VALUATION

\$783K

\$766K low

\$800K high

Last Sale

\$545,000 · Jul 1, 2005

Est. Owner Equity

\$444,535

Loan-to-Value

43%

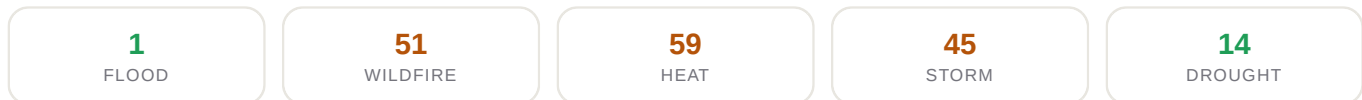
TAX & ASSESSMENT

Property Tax	\$8,915 (2025)
Assessed Value	\$759,665
Previous Assessed	\$744,771

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2024	Financing	Intrafamily Transfer			
Jun 29, 2005	Resale	Grant Deed	\$545,000	\$222	
Jun 6, 2003	Resale	Grant Deed	\$365,500	\$149	\$292K

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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