

Single Family Residence **RESIDENTIAL**

2826 CATALINA DR

ROCKLIN, CA 95765

\$556,298 TopHap Estimate · \$415 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,340 ft²

LIVING AREA

0.14 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$556K

\$537K low

\$576K high

Last Sale

\$295,000 · Dec 8, 2015

Est. Owner Equity

\$161,298

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,946 (2025)
Assessed Value	\$356,195
Previous Assessed	\$349,212

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

47
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2015	Resale	Grant Deed	\$295,000	\$220	\$279K
Oct 11, 2011	Resale	Grant Deed	\$225,000	\$168	\$110K
Jun 21, 2011	Non-arms-length	Trustees Deed	\$176,500	\$132	\$176K
Jan 4, 2006	Quitclaim	Quit Claim Transfer			
Dec 19, 2005	Resale	Grant Deed	\$380,000	\$284	\$304K
Jun 29, 2001	Resale	Grant Deed	\$209,000	\$156	\$199K
Jun 30, 1995	Resale	Trustees Deed	\$137,000	\$102	\$135K
Jun 30, 1995	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.2 mi
Breen Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.4 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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