

Single Family Residence **RESIDENTIAL**

## 2818 CATALINA DR

ROCKLIN, CA 95765

**\$613,856** TopHap Estimate · \$458 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,340 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$614K**

\$591K low

\$637K high

Last Sale

**\$425,000 · Sep 6, 2005**

Est. Owner Equity

**\$0**

Loan-to-Value

**108%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,464 (2025) |
| Assessed Value    | \$592,396      |
| Previous Assessed | \$580,781      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | PLACER                  |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**48**  
WILDFIRE

**61**  
HEAT

**45**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Apr 14, 2011 | Quitclaim         | Quit Claim Transfer |           |                    | \$249K |
| Sep 6, 2005  | Resale            | Grant Deed          | \$425,000 | \$317              | \$340K |
| Dec 15, 2003 | Recorded document | Grant Deed          |           |                    |        |
| Dec 15, 2003 | Resale            | Grant Deed          | \$290,000 | \$216              | \$232K |
| Jan 22, 2002 | Quitclaim         | Quit Claim Transfer |           |                    | \$25K  |
| Dec 8, 1997  | Quitclaim         | Quit Claim Transfer |           |                    | \$111K |
| Dec 8, 1997  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Apr 19, 1995 | Resale            | Grant Deed          | \$137,500 | \$103              | \$110K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Granite Oaks Middle School | Middle     | 7–8    | 0.2 mi   |
| Breen Elementary School    | Elementary | KG–6   | 0.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|