

Single Family Residence **RESIDENTIAL**

2709 CATALINA DR

ROCKLIN, CA 95765

\$626,610 TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,826 ft²

LIVING AREA

0.12 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$627K

\$604K low

\$649K high

Last Sale

\$415,000 · Nov 30, 2017

Est. Owner Equity

\$117,934

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,282 (2025)
Assessed Value	\$481,521
Previous Assessed	\$472,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

51
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2017	Resale	Grant Deed	\$415,000	\$227	\$424K
Apr 10, 2013	Quitclaim	Quit Claim Transfer			
Jun 26, 2006	Quitclaim	Quit Claim Transfer			
Jun 23, 2006	Resale	Grant Deed	\$405,000	\$222	
Jun 26, 2006	Quitclaim	Quit Claim Transfer			
Jun 26, 2006	Quitclaim	Quit Claim Transfer			
Sep 21, 2001	Resale	Grant Deed	\$240,000	\$131	\$207K
Oct 5, 1994	Resale	Grant Deed	\$151,500	\$83	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	0.1 mi
Breen Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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