

Single Family Residence **RESIDENTIAL**

2815 CATALINA DR

ROCKLIN, CA 95765

\$562,691 TopHap Estimate · \$338 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.1 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$563K

\$545K low

\$580K high

Last Sale

\$280,000 · Mar 6, 2008

Est. Owner Equity

\$380,691

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,938 (2025)
Assessed Value	\$348,323
Previous Assessed	\$341,494

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	50 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2015	Financing	Intrafamily Transfer			
Nov 13, 2015	Financing	Intrafamily Transfer			\$182K
Apr 14, 2015	Quitclaim	Quit Claim Transfer			
May 17, 2008	Quitclaim	Quit Claim Transfer			
Feb 8, 2008	Resale	Grant Deed	\$260,500	\$156	\$195K
Aug 29, 2007	Non-arms-length	Trustees Deed	\$342,000	\$205	
May 30, 2006	Resale	Grant Deed	\$878	\$1	\$351K
Feb 28, 2003	Resale	Grant Deed	\$278,000	\$167	\$157K
Sep 25, 1997	Resale	Grant Deed	\$137,000	\$82	\$141K
Feb 28, 1995	Resale	Trustees Deed	\$148,000	\$89	\$148K
Feb 28, 1995	Quitclaim	Quit Claim Transfer			

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

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	Absentee owner
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