

Single Family Residence **RESIDENTIAL**

2839 CATALINA DR

ROCKLIN, CA 95765

\$598,661 TopHap Estimate · \$359 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,667 ft²

LIVING AREA

0.13 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$599K

\$581K low

\$616K high

Last Sale

\$400,000 · Nov 30, 2016

Est. Owner Equity

\$250,661

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,807 (2025)
Assessed Value	\$473,512
Previous Assessed	\$464,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

67
WILDFIRE

61
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 28, 2016	Resale	Grant Deed	\$400,000	\$240	\$320K
May 8, 2015	Quitclaim	Quit Claim Transfer			\$319K
Feb 3, 2014	Resale	Grant Deed	\$320,000	\$192	\$193K
Feb 7, 2014	Quitclaim	Quit Claim Transfer			
Dec 7, 2010	Resale	Grant Deed	\$210,000	\$126	\$168K
Sep 7, 2006	Quitclaim	Quit Claim Transfer			
Aug 22, 2006	Resale	Grant Deed	\$434,000	\$260	\$391K
Nov 4, 2004	Resale	Grant Deed	\$355,000	\$213	\$284K
Feb 20, 2004	Quitclaim	Quit Claim Transfer			\$293K
Aug 21, 2001	Quitclaim	Quit Claim Transfer			
Aug 21, 2001	Resale	Grant Deed	\$273,000	\$164	\$218K

Dec 1, 1999	Financing	Grant Deed			\$26K
Jun 23, 1998	Resale	Grant Deed	\$163,000	\$98	\$155K
Aug 8, 1996	Non-arms-length	Grant Deed	\$1,328,600	\$797	

ASSIGNED SCHOOLS

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