

Single Family Residence **RESIDENTIAL**

3995 COLDWATER DR

ROCKLIN, CA 95765

\$653,871 TopHap Estimate · \$355 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,840 ft²
LIVING AREA

0.16 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$654K

\$575K low

\$733K high

Last Sale

\$611,500 · Feb 13, 2024

Est. Owner Equity

\$653,871

TAX & ASSESSMENT

Property Tax	\$7,567 (2025)
Assessed Value	\$636,204
Previous Assessed	\$623,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 5, 2024	Resale	Grant Deed	\$611,500	\$332	
Jul 28, 2014	Recorded document	Affidavit Of Death			
Dec 12, 2003	Resale	Grant Deed	\$355,000	\$193	\$300K
Apr 30, 2001	Resale	Grant Deed	\$285,000	\$155	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Rocklin High School	High	9–12	1.3 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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