

Single Family Residence **RESIDENTIAL**

3987 COLDWATER DR

ROCKLIN, CA 95765

\$523,319 TopHap Estimate · \$435 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,202 ft²
LIVING AREA

0.14 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$523K

\$494K low

\$552K high

Last Sale

\$346,000 · Jan 27, 2017

Est. Owner Equity

\$132,319

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,132 (2025)
Assessed Value	\$409,587
Previous Assessed	\$401,557

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	62 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2017	Resale	Grant Deed	\$346,000	\$288	\$277K
Jun 10, 2004	Quitclaim	Quit Claim Transfer			
Apr 30, 2004	Resale	Grant Deed	\$286,000	\$238	\$186K
Jan 8, 2003	Quitclaim	Quit Claim Transfer			
Nov 8, 2002	Resale	Grant Deed	\$215,000	\$179	\$120K

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	1.4 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	Owner occupied
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