

Single Family Residence

RESIDENTIAL

3983 COLDWATER DR

ROCKLIN, CA 95765

\$722,444 TopHap Estimate · \$327 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,206 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$722K

\$591K low

\$854K high

Last Sale

\$309,000 · Jun 30, 2000

Est. Owner Equity

\$547,444

Loan-to-Value

26%

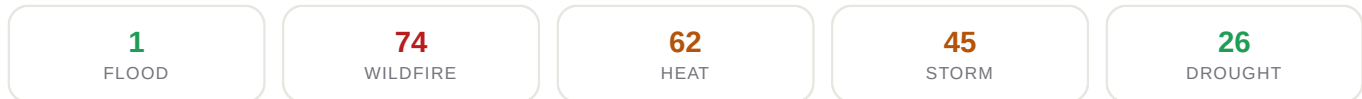
TAX & ASSESSMENT

Property Tax	\$5,170 (2025)
Assessed Value	\$413,157
Previous Assessed	\$405,057

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2020	Recorded document	Affidavit Of Death			
Aug 19, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.2 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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