

Single Family Residence **RESIDENTIAL**

3975 COLDWATER DR

ROCKLIN, CA 95765

\$514,609 TopHap Estimate · \$428 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,202 ft²
LIVING AREA

0.13 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$515K

\$492K low

\$537K high

Last Sale

\$297,500 · Oct 15, 2014

Est. Owner Equity

\$514,609

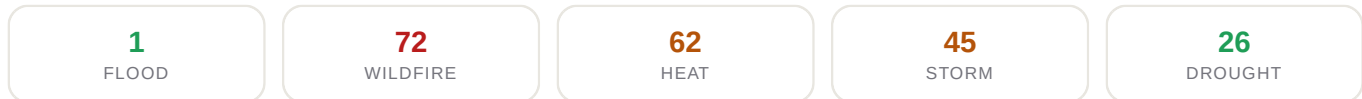
TAX & ASSESSMENT

Property Tax	\$4,653 (2025)
Assessed Value	\$364,689
Previous Assessed	\$357,539

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2014	Resale	Grant Deed	\$297,500	\$248	
Feb 25, 2000	Resale	Grant Deed	\$169,000	\$141	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.1 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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