

Single Family Residence

RESIDENTIAL

3779 COLDWATER DR

ROCKLIN, CA 95765

\$557,893 TopHap Estimate · \$463 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,206 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$558K

\$541K low

\$574K high

Last Sale

\$518,000 · Oct 14, 2022

Est. Owner Equity

\$169,393

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,066 (2025)
Assessed Value	\$549,704
Previous Assessed	\$538,927

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2022	Resale	Grant Deed	\$518,000	\$430	\$389K
Aug 10, 2004	Quitclaim	Quit Claim Transfer			
Jul 15, 2004	Resale	Grant Deed	\$300,000	\$249	\$50K
Feb 15, 2002	Resale	Grant Deed	\$200,000	\$166	\$16K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	1.6 mi
Valley View Elementary School	Elementary	KG–6	1.6 mi
Rocklin High School	High	9–12	1.9 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	Absentee owner
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