

Single Family Residence **RESIDENTIAL**

3909 COLDWATER DR

ROCKLIN, CA 95765

\$510,292 TopHap Estimate · \$383 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,331 ft²
LIVING AREA

0.14 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$510K

\$494K low

\$526K high

Last Sale

\$230,000 · May 5, 2011

Est. Owner Equity

\$510,292

TAX & ASSESSMENT

Property Tax	\$3,969 (2025)
Assessed Value	\$300,549
Previous Assessed	\$294,657

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

74
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, 2014	Quitclaim	Quit Claim Transfer			
Nov 13, 2013	Quitclaim	Quit Claim Transfer			
Aug 2, 2011	Quitclaim	Quit Claim Transfer			
Apr 28, 2011	Resale	Grant Deed	\$230,000	\$173	
Jul 13, 2005	Quitclaim	Quit Claim Transfer			
Sep 21, 2004	Resale	Grant Deed	\$329,000	\$247	\$263K
Nov 22, 2002	Quitclaim	Quit Claim Transfer			\$185K
Aug 31, 2000	Resale	Grant Deed	\$172,500	\$130	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.3 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.6 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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