

Single Family Residence **RESIDENTIAL**

3915 COLDWATER DR

ROCKLIN, CA 95765

\$598,189 TopHap Estimate · \$363 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.13 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$598K

\$572K low

\$624K high

Last Sale

\$395,000 · Dec 27, 2005

Est. Owner Equity

\$598,189

TAX & ASSESSMENT

Property Tax	\$5,990 (2025)
Assessed Value	\$550,577
Previous Assessed	\$539,782

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

74
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2017	Quitclaim	Quit Claim Transfer			
Dec 27, 2005	Resale	Grant Deed	\$395,000	\$239	
Sep 19, 2000	Quitclaim	Quit Claim Transfer			
Aug 31, 2000	Resale	Grant Deed	\$214,500	\$130	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.2 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	Absentee owner
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