

Single Family Residence **RESIDENTIAL**

3926 COLDWATER DR

ROCKLIN, CA 95765

\$798,299 TopHap Estimate · \$369 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,164 ft²
LIVING AREA

0.26 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$798K

\$763K low

\$833K high

Est. Owner Equity

\$422,309

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,890 (2025)
Assessed Value	\$556,683
Previous Assessed	\$545,769

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2016	Financing	Intrafamily Transfer			\$395K
May 23, 2011	Resale	Grant Deed	\$426,000	\$197	\$256K
Dec 16, 2005	Resale	Grant Deed	\$590,000	\$273	\$472K
Dec 6, 2005	Recorded document	Affidavit Of Death			
Feb 26, 2004	Recorded document	Grant Deed			
Aug 28, 2000	Resale	Grant Deed	\$414,500	\$192	\$200K

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	1.5 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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