

Single Family Residence **RESIDENTIAL**

3963 COLDWATER DR

ROCKLIN, CA 95765

\$533,707 TopHap Estimate · \$296 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,803 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$534K

\$478K low

\$589K high

Last Sale

\$535,000 · Jul 9, 2025

Est. Owner Equity

\$52,207

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,563 (2025)
Assessed Value	\$535,000
Previous Assessed	\$349,254

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
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
Jun 30, 2025	Resale	Grant Deed	\$535,000	\$297	\$482K
May 28, 2019	Recorded document	Affidavit Of Death			
Mar 15, 2000	Resale	Grant Deed	\$228,000	\$126	\$25K

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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