

Single Family Residence **RESIDENTIAL**

3951 COLDWATER DR

ROCKLIN, CA 95765

\$639,873 TopHap Estimate · \$398 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,608 ft²
LIVING AREA

0.13 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$640K

\$609K low

\$670K high

Last Sale

\$590,000 · Jul 7, 2021

Est. Owner Equity

\$167,953

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,515 (2025)
Assessed Value	\$532,244
Previous Assessed	\$521,809

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

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2021	Resale	Grant Deed	\$590,000	\$367	\$472K
Oct 2, 2020	Resale	Grant Deed	\$420,000	\$261	
Jul 3, 2020	Financing	Mortgage			\$37K
May 28, 2015	Financing	Grant Deed			\$209K
Apr 5, 2010	Quitclaim	Quit Claim Transfer			
Oct 2, 2009	Resale	Grant Deed	\$232,000	\$144	
Jan 23, 2004	Quitclaim	Quit Claim Transfer			
Apr 30, 2003	Resale	Grant Deed	\$325,000	\$202	\$125K

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	Absentee owner
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