

Single Family Residence **RESIDENTIAL**

3904 COLDWATER DR

ROCKLIN, CA 95765

\$624,859 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,781 ft²
LIVING AREA

0.19 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$625K

\$595K low

\$655K high

Last Sale

\$350,000 · Nov 25, 2015

Est. Owner Equity

\$248,859

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,271 (2025)
Assessed Value	\$422,605
Previous Assessed	\$414,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

72
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2015	Resale	Grant Deed	\$350,000	\$197	\$350K
Jul 19, 2004	Quitclaim	Quit Claim Transfer			
May 30, 2002	Resale	Grant Deed	\$330,000	\$185	\$125K

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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