

Single Family Residence **RESIDENTIAL**

3744 COLDWATER DR

ROCKLIN, CA 95765

\$737,995 TopHap Estimate · \$372 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,986 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$738K

\$699K low

\$777K high

Last Sale

\$392,000 · Sep 18, 2002

Est. Owner Equity

\$662,995

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax

\$7,298 (2025)

Assessed Value

\$578,610

Previous Assessed

\$567,265

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2009	Quitclaim	Quit Claim Transfer			
Sep 18, 2002	Resale	Grant Deed	\$392,000	\$197	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	1.4 mi
Valley View Elementary School	Elementary	KG–6	1.5 mi
Rocklin High School	High	9–12	1.8 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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