

Single Family Residence

RESIDENTIAL

3752 COLDWATER DR

ROCKLIN, CA 95765

\$842,958 TopHap Estimate · \$349 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,414 ft²

LIVING AREA

0.23 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$843K

\$776K low

\$910K high

Last Sale

\$845,000 · Jun 30, 2025

Est. Owner Equity

\$307,958

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$8,632 (2025)

Assessed Value

\$861,900

Previous Assessed

\$691,825

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	62 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2025	Financing	Intrafamily Transfer			
Jun 20, 2025	Resale	Grant Deed	\$845,000	\$350	\$535K
Dec 29, 2010	Quitclaim	Quit Claim Transfer			
Dec 28, 2010	Resale	Grant Deed	\$540,000	\$224	\$405K
Apr 20, 2007	Quitclaim	Quit Claim Transfer			
Apr 20, 2007	Quitclaim	Quit Claim Transfer			\$300K
Sep 30, 2002	Resale	Grant Deed	\$451,000	\$187	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	1.5 mi
Valley View Elementary School	Elementary	KG–6	1.6 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	Absentee owner
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