

Single Family Residence **RESIDENTIAL**

3756 COLDWATER DR

ROCKLIN, CA 95765

\$877,879 TopHap Estimate · \$380 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2.5
BATHS

2,312 ft²
LIVING AREA

0.25 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$878K

\$839K low

\$917K high

Last Sale

\$399,000 · Sep 17, 2002

Est. Owner Equity

\$801,379

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax

\$7,504 (2025)

Assessed Value

\$597,933

Previous Assessed

\$586,209

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	70 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
Aug 5, 2003	Quitclaim	Quit Claim Transfer			
Jul 29, 2003	Quitclaim	Quit Claim Transfer			\$77K
Sep 17, 2002	Resale	Grant Deed	\$399,000	\$173	\$75K

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	Owner occupied
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