

Single Family Residence **RESIDENTIAL**

3760 COLDWATER DR

ROCKLIN, CA 95765

\$672,714 TopHap Estimate · \$374 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,797 ft²
LIVING AREA

0.21 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$673K

\$631K low

\$715K high

Last Sale

\$399,000 · Jan 16, 2003

Est. Owner Equity

\$450,064

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,489 (2025)
Assessed Value	\$725,708
Previous Assessed	\$577,863

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

72
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2025	Financing	Intrafamily Transfer			
Aug 22, 2025	Financing	Intrafamily Transfer			
Jul 29, 2025	Financing	Intrafamily Transfer			
Jun 7, 2012	Quitclaim	Quit Claim Transfer			
Jan 16, 2003	Resale	Grant Deed	\$399,000	\$222	\$299K

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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