

Single Family Residence **RESIDENTIAL**

3768 COLDWATER DR

ROCKLIN, CA 95765

\$762,984 TopHap Estimate · \$384 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,986 ft²
LIVING AREA

0.23 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$763K

\$713K low

\$813K high

Last Sale

\$765,000 · Jun 16, 2025

Est. Owner Equity

\$347,984

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$8,448 (2025)
Assessed Value	\$707,678
Previous Assessed	\$674,883

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2025	Resale	Grant Deed	\$765,000	\$385	\$415K
Aug 6, 2020	Recorded document	Affidavit Of Death			
Aug 6, 2020	Quitclaim	Quit Claim Transfer			
Jan 24, 2019	Resale	Grant Deed	\$605,000	\$305	\$265K
Oct 18, 2012	Quitclaim	Quit Claim Transfer			
Oct 18, 2012	Financing	Intrafamily Transfer			\$183K
Oct 20, 2006	Quitclaim	Quit Claim Transfer			

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
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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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