

Single Family Residence **RESIDENTIAL**

3771 COLDWATER DR

ROCKLIN, CA 95765

\$558,911 TopHap Estimate · \$391 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,429 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$559K

\$549K low

\$569K high

Last Sale

\$450,000 · Sep 4, 2020

Est. Owner Equity

\$558,911

TAX & ASSESSMENT

Property Tax	\$6,426 (2025)
Assessed Value	\$496,811
Previous Assessed	\$487,071

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2020	Resale	Grant Deed	\$450,000	\$315	
Jan 15, 2002	Resale	Grant Deed	\$230,500	\$161	

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	1.9 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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