

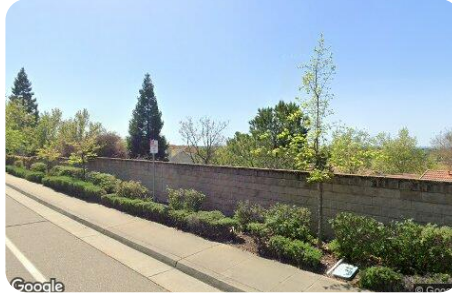
Single Family Residence

RESIDENTIAL

3775 COLDWATER DR

ROCKLIN, CA 95765

\$543,683 TopHap Estimate · \$388 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,402 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$544K

\$491K low

\$596K high

Last Sale

\$545,000 · Jul 21, 2025

Est. Owner Equity

\$398,683

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$5,488 (2025)
Assessed Value	\$545,000
Previous Assessed	\$402,610

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

73
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2025	Resale	Grant Deed	\$545,000	\$389	\$145K
Sep 23, 2023	Financing	Intrafamily Transfer			
Sep 23, 2023	Financing	Intrafamily Transfer			\$424K
Oct 30, 2020	Financing	Intrafamily Transfer			
Oct 30, 2020	Financing	Intrafamily Transfer			
Nov 13, 2019	Quitclaim	Quit Claim Transfer			
Nov 13, 2019	Financing	Intrafamily Transfer			\$341K
Oct 30, 2015	Quitclaim	Quit Claim Transfer			
Oct 30, 2015	Financing	Intrafamily Transfer			\$309K
Jan 28, 2015	Quitclaim	Quit Claim Transfer			
Dec 3, 2014	Resale	Grant Deed	\$335,000	\$239	\$305K

Apr 15, 2008	Quitclaim	Quit Claim Transfer			
Mar 15, 2002	Resale	Grant Deed	\$211,500	\$151	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Granite Oaks Middle School	Middle	7–8	1.6 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	Absentee owner
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