

Single Family Residence **RESIDENTIAL**

3776 COLDWATER DR

ROCKLIN, CA 95765

\$723,441 TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,986 ft²

LIVING AREA

0.25 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$723K

\$681K low

\$765K high

Last Sale

\$376,000 · Sep 17, 2009

Est. Owner Equity

\$598,441

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$6,387 (2025)
Assessed Value	\$495,040
Previous Assessed	\$485,335

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.25
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
May 24, 2011	Quitclaim	Quit Claim Transfer			
Sep 11, 2009	Resale	Grant Deed	\$376,000	\$189	\$125K
Aug 27, 2002	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

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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