

Single Family Residence

RESIDENTIAL

3900 COLDWATER DR

ROCKLIN, CA 95765

\$923,938 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,591 ft²

LIVING AREA

0.23 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$924K

\$883K low

\$965K high

Last Sale

\$416,000 · Sep 26, 2000

Est. Owner Equity

\$563,938

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,698 (2025)
Assessed Value	\$650,361
Previous Assessed	\$637,609

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

72
WILDFIRE

62
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2000	Resale	Grant Deed	\$416,000	\$161	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.3 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.6 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------