

Single Family Residence **RESIDENTIAL**

3903 COLDWATER DR

ROCKLIN, CA 95765

\$542,815 TopHap Estimate · \$387 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,401 ft²
LIVING AREA

0.17 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$543K

\$526K low

\$560K high

Last Sale

\$195,500 · Aug 29, 2000

Est. Owner Equity

\$0

Loan-to-Value

133%

TAX & ASSESSMENT

Property Tax	\$3,984 (2025)
Assessed Value	\$300,027
Previous Assessed	\$294,145

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

74
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2020	Quitclaim	Quit Claim Transfer			
Aug 29, 2000	Resale	Grant Deed	\$195,500	\$140	\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.3 mi
Granite Oaks Middle School	Middle	7–8	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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