

Single Family Residence **RESIDENTIAL**

3957 COLDWATER DR

ROCKLIN, CA 95765

\$520,787 TopHap Estimate · \$372 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,399 ft²
LIVING AREA

0.13 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$521K

\$489K low

\$552K high

Last Sale

\$485,000 · Oct 17, 2023

Est. Owner Equity

\$281,675

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,165 (2025)
Assessed Value	\$504,594
Previous Assessed	\$494,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2023	Financing	Intrafamily Transfer			
Oct 13, 2023	Resale	Grant Deed	\$485,000	\$347	\$239K
Mar 8, 2023	Financing	Intrafamily Transfer			
Mar 8, 2023	Financing	Intrafamily Transfer			
Sep 9, 2014	Resale	Grant Deed	\$325,000	\$232	
Feb 4, 2009	Resale	Grant Deed	\$245,000	\$175	
Aug 23, 2001	Quitclaim	Quit Claim Transfer			
Mar 21, 2000	Resale	Grant Deed	\$201,500	\$144	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.2 mi
Rocklin High School	High	9–12	1.4 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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