

Single Family Residence **RESIDENTIAL**

3970 COLDWATER DR

ROCKLIN, CA 95765

\$876,338 TopHap Estimate · \$363 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,414 ft²

LIVING AREA

0.2 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$876K

\$841K low

\$912K high

Last Sale

\$825,000 · Jul 15, 2022

Est. Owner Equity

\$876,338

TAX & ASSESSMENT

Property Tax	\$10,118 (2025)
Assessed Value	\$875,496
Previous Assessed	\$858,330

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2022	Resale	Grant Deed	\$825,000	\$342	
May 23, 2016	Quitclaim	Quit Claim Transfer			
Jun 20, 2000	Resale	Grant Deed	\$396,500	\$164	\$201K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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