

Single Family Residence **RESIDENTIAL**

3907 COLDWATER DR

ROCKLIN, CA 95765

\$622,260 TopHap Estimate · \$369 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,688 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$622K

\$596K low

\$648K high

Last Sale

\$499,000 · May 29, 2020

Est. Owner Equity

\$323,260

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,567 (2025)
Assessed Value	\$167,119
Previous Assessed	\$163,843

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

74
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2020	Resale	Grant Deed	\$499,000	\$296	\$299K
Nov 6, 2019	Resale	Grant Deed	\$405,000	\$240	
Nov 8, 2019	Recorded document	Affidavit Of Death			

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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