

Single Family Residence **RESIDENTIAL**

3921 COLDWATER DR

ROCKLIN, CA 95765

\$506,527 TopHap Estimate · \$359 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,409 ft²
LIVING AREA

0.13 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$507K

\$479K low

\$534K high

Last Sale

\$499,000 · May 17, 2024

Est. Owner Equity

\$506,527

TAX & ASSESSMENT

Property Tax	\$5,983 (2025)
Assessed Value	\$502,000
Previous Assessed	\$478,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
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 8, 2024	Resale	Grant Deed	\$499,000	\$354	
Aug 31, 2000	Resale	Grant Deed	\$197,500	\$140	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.2 mi
Granite Oaks Middle School	Middle	7–8	1.3 mi
Rocklin High School	High	9–12	1.5 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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