

Single Family Residence **RESIDENTIAL**

3927 COLDWATER DR

ROCKLIN, CA 95765

\$602,896 TopHap Estimate · \$355 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,699 ft²
LIVING AREA

0.19 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$603K

\$578K low

\$628K high

Last Sale

\$290,000 · Jun 27, 2012

Est. Owner Equity

\$412,896

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,726 (2025)
Assessed Value	\$371,527
Previous Assessed	\$364,243

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
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
Jun 4, 2012	Resale	Grant Deed	\$290,000	\$171	\$190K
Jun 30, 2000	Resale	Grant Deed	\$232,000	\$137	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.1 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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