

Single Family Residence **RESIDENTIAL**

3976 COLDWATER DR

ROCKLIN, CA 95765

\$638,814 TopHap Estimate · \$381 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,678 ft²
LIVING AREA

0.18 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$639K

\$606K low

\$672K high

Last Sale

\$645,000 · Oct 24, 2022

Est. Owner Equity

\$418,814

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,810 (2025)
Assessed Value	\$252,297
Previous Assessed	\$247,351

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
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	\$/FT²	LOAN
Sep 18, 2023	Financing	Intrafamily Transfer			
Oct 7, 2022	Resale	Grant Deed	\$645,000	\$384	\$220K
Apr 23, 2014	Quitclaim	Quit Claim Transfer			
Jul 26, 2012	Resale	Grant Deed	\$335,000	\$200	
Sep 29, 2008	Recorded document	Grant Deed			
Jan 19, 2007	Quitclaim	Quit Claim Transfer			
Aug 9, 2005	Quitclaim	Quit Claim Transfer			
Aug 5, 2005	Recorded document	Affidavit Of Death			
Jan 9, 2001	Quitclaim	Quit Claim Transfer			
Nov 30, 2000	Resale	Grant Deed	\$286,500	\$171	\$272K

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	Absentee owner
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