

Single Family Residence **RESIDENTIAL**

3905 COLDWATER DR

ROCKLIN, CA 95765

\$510,530 TopHap Estimate · \$420 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,215 ft²
LIVING AREA

0.19 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$511K

\$490K low

\$531K high

Est. Owner Equity

\$306,530

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,258 (2025)
Assessed Value	\$325,701
Previous Assessed	\$319,316

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

73
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2020	Financing	Intrafamily Transfer			\$204K
Mar 10, 2020	Quitclaim	Quit Claim Transfer			
Jul 19, 2018	Quitclaim	Quit Claim Transfer			
Jun 23, 2016	Financing	Intrafamily Transfer			\$181K
Aug 16, 2007	Resale	Grant Deed	\$305,000	\$251	\$200K
May 2, 2006	Resale	Grant Deed	\$345,000	\$284	\$245K
May 10, 2006	Quitclaim	Quit Claim Transfer			
Sep 16, 2003	Resale	Grant Deed	\$255,000	\$210	
Sep 16, 2003	Quitclaim	Quit Claim Transfer			
Dec 20, 2002	Quitclaim	Quit Claim Transfer			\$143K
Sep 14, 2000	Resale	Grant Deed	\$173,500	\$143	\$138K

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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