

Single Family Residence **RESIDENTIAL**

4100 COLDWATER DR

ROCKLIN, CA 95765

\$1,031,133 TopHap Estimate · \$427 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

3
BATHS

2,414 ft²
LIVING AREA

0.34 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$983K low

\$1.1M high

Last Sale

\$695,000 · Apr 8, 2005

Est. Owner Equity

\$475,133

Loan-to-Value

57%

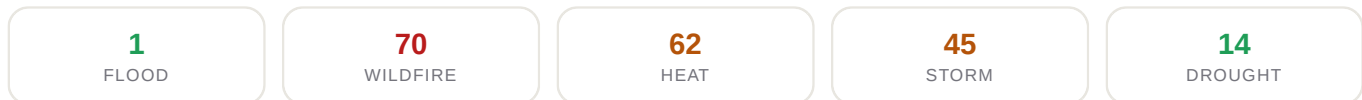
TAX & ASSESSMENT

Property Tax	\$10,147 (2025)
Assessed Value	\$876,000
Previous Assessed	\$861,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2005	Quitclaim	Quit Claim Transfer			
Apr 1, 2005	Resale	Grant Deed	\$695,000	\$288	\$556K
Apr 26, 1999	Resale	Grant Deed	\$398,500	\$165	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Rocklin High School	High	9–12	1.1 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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