

Single Family Residence **RESIDENTIAL**

4048 COLDWATER DR

ROCKLIN, CA 95765

\$583,998 TopHap Estimate · \$414 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,411 ft²
LIVING AREA

0.2 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$584K

\$557K low

\$611K high

Last Sale

\$425,000 · Jun 14, 2017

Est. Owner Equity

\$175,981

Loan-to-Value

76%

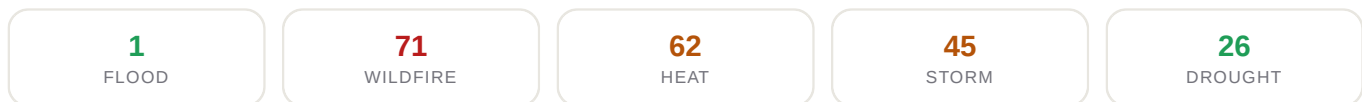
TAX & ASSESSMENT

Property Tax	\$5,998 (2025)
Assessed Value	\$488,928
Previous Assessed	\$479,342

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
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
Feb 11, 2021	Financing	Intrafamily Transfer			
Aug 18, 2020	Financing	Intrafamily Transfer			
Aug 18, 2020	Quitclaim	Quit Claim Transfer			
Jun 12, 2017	Resale	Grant Deed	\$425,000	\$301	\$408K
Jun 13, 2017	Recorded document	Affidavit Of Death			
Apr 21, 2012	Resale	Grant Deed	\$287,500	\$204	
Nov 18, 2005	Resale	Grant Deed	\$461,000	\$327	
Oct 5, 2005	Resale	Grant Deed	\$450,000	\$319	\$461K
Feb 24, 2000	Resale	Grant Deed	\$249,000	\$176	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.0 mi
Rocklin High School	High	9–12	1.2 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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