

Single Family Residence **RESIDENTIAL**

4075 COLDWATER DR

ROCKLIN, CA 95765

\$474,905 TopHap Estimate · \$395 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,202 ft²
LIVING AREA

0.16 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$475K

\$449K low

\$501K high

Last Sale

\$475,000 · Jun 26, 2026

Est. Owner Equity

\$474,905

TAX & ASSESSMENT

Property Tax	\$6,244 (2025)
Assessed Value	\$504,900
Previous Assessed	\$495,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	72 WILDFIRE	62 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2026	Resale	Grant Deed	\$475,000	\$395	
Apr 25, 2025	Resale	Grant Deed	\$495,000	\$412	\$195K
Jul 31, 2018	Quitclaim	Quit Claim Transfer			
May 23, 2018	Resale	Grant Deed	\$380,000	\$316	\$304K
Nov 17, 2013	Resale	Grant Deed	\$295,000	\$245	
Aug 29, 2003	Recorded document	Grant Deed			
Aug 19, 2002	Recorded document	Grant Deed			
Aug 16, 2002	Quitclaim	Quit Claim Transfer			\$91K
Dec 19, 2001	Quitclaim	Quit Claim Transfer			
Sep 24, 1999	Resale	Grant Deed	\$165,000	\$137	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.8 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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