

Single Family Residence **RESIDENTIAL**

4057 COLDWATER DR

ROCKLIN, CA 95765

\$559,937 TopHap Estimate · \$392 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,428 ft²
LIVING AREA

0.16 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$560K

\$539K low

\$581K high

Last Sale

\$33,500 · Aug 1, 2003

Est. Owner Equity

\$205,937

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,406 (2025)
Assessed Value	\$339,605
Previous Assessed	\$332,947

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
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
Oct 21, 2023	Financing	Intrafamily Transfer			
Nov 2, 2020	Quitclaim	Quit Claim Transfer			
Mar 22, 2004	Quitclaim	Quit Claim Transfer			
Aug 1, 2003	Non-arms-length	Grant Deed	\$33,500	\$23	\$179K
Aug 23, 2002	Resale	Grant Deed	\$230,000	\$161	\$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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