

Single Family Residence **RESIDENTIAL**

4116 COLDWATER DR

ROCKLIN, CA 95765

\$969,841 TopHap Estimate · \$368 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,639 ft²
LIVING AREA

0.3 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$970K

\$911K low

\$1M high

Last Sale

\$477,500 · Dec 17, 2009

Est. Owner Equity

\$579,841

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$7,487 (2025)
Assessed Value	\$628,676
Previous Assessed	\$616,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

70
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2009	Quitclaim	Quit Claim Transfer			
Dec 11, 2009	Resale	Grant Deed	\$477,500	\$181	\$382K
May 6, 2004	Quitclaim	Quit Claim Transfer			
May 3, 2004	Quitclaim	Quit Claim Transfer			\$350K
Aug 26, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.0 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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