

Single Family Residence **RESIDENTIAL**

4127 COLDWATER DR

ROCKLIN, CA 95765

\$766,433 TopHap Estimate · \$386 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,986 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$766K

\$668K low

\$865K high

Last Sale

\$769,000 · Mar 7, 2025

Est. Owner Equity

\$766,433

TAX & ASSESSMENT

Property Tax	\$7,735 (2025)
Assessed Value	\$784,380
Previous Assessed	\$634,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

69
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2025	Resale	Grant Deed	\$769,000	\$387	
Mar 30, 2022	Resale	Grant Deed	\$640,000	\$322	\$512K
Nov 14, 2013	Resale	Grant Deed	\$385,000	\$194	
Dec 9, 2011	Recorded document	Affidavit Of Death			
Mar 17, 2010	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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