

Single Family Residence

RESIDENTIAL

4023 COLDWATER DR

ROCKLIN, CA 95765

\$805,823 TopHap Estimate · \$401 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,009 ft²

LIVING AREA

29.1 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$806K

\$752K low

\$860K high

Last Sale

\$225,000 · Jun 28, 2000

Est. Owner Equity

\$660,823

Loan-to-Value

18%

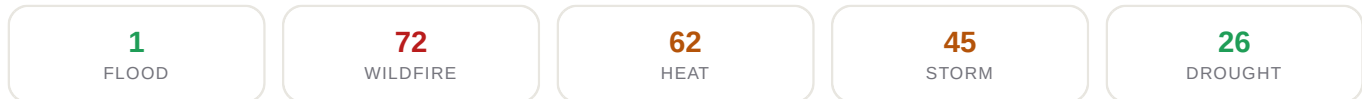
TAX & ASSESSMENT

Property Tax	\$4,528 (2025)
Assessed Value	\$352,706
Previous Assessed	\$345,791

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
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	\$/FT²	LOAN
Sep 23, 2014	Quitclaim	Quit Claim Transfer			
Jun 28, 2000	Resale	Grant Deed	\$225,000	\$112	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Rocklin High School	High	9–12	1.3 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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