

Single Family Residence **RESIDENTIAL**

4042 COLDWATER DR

ROCKLIN, CA 95765

\$806,740 TopHap Estimate · \$380 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,125 ft²
LIVING AREA

0.21 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$807K

\$767K low

\$847K high

Last Sale

\$401,000 · Jun 15, 2012

Est. Owner Equity

\$806,740

TAX & ASSESSMENT

Property Tax	\$7,645 (2025)
Assessed Value	\$645,327
Previous Assessed	\$632,675

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2021	Resale	Grant Deed	\$780,000	\$367	
Feb 9, 2019	Recorded document	Affidavit Of Death			
Mar 13, 2019	Quitclaim	Quit Claim Transfer			
Jun 13, 2012	Resale	Grant Deed	\$401,000	\$189	
Jun 14, 2012	Recorded document	Affidavit Of Death			
Jun 30, 2000	Resale	Grant Deed	\$309,000	\$145	

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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