

Single Family Residence **RESIDENTIAL**

4063 COLDWATER DR

ROCKLIN, CA 95765

\$546,673 TopHap Estimate · \$331 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$547K

\$457K low

\$636K high

Last Sale

\$549,000 · Nov 14, 2024

Est. Owner Equity

\$381,973

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,735 (2025)
Assessed Value	\$559,980
Previous Assessed	\$549,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

72
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 8, 2024	Resale	Grant Deed	\$549,000	\$333	\$165K
Jul 17, 2018	Quitclaim	Quit Claim Transfer			
Jun 5, 2018	Recorded document	Affidavit Of Death			
May 23, 2018	Resale	Grant Deed	\$435,000	\$264	
Dec 9, 1999	Resale	Grant Deed	\$202,000	\$122	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------