

Single Family Residence **RESIDENTIAL**

4069 COLDWATER DR

ROCKLIN, CA 95765

\$729,619 TopHap Estimate · \$367 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,987 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$730K

\$666K low

\$794K high

Last Sale

\$490,000 · Jul 31, 2020

Est. Owner Equity

\$729,619

TAX & ASSESSMENT

Property Tax	\$6,553 (2025)
Assessed Value	\$540,997
Previous Assessed	\$530,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
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
Oct 27, 2020	Quitclaim	Quit Claim Transfer			
Jul 24, 2020	Recorded document	Affidavit Of Death			
Jul 24, 2020	Resale	Grant Deed	\$490,000	\$247	
Oct 22, 2014	Quitclaim	Quit Claim Transfer			
May 30, 2014	Recorded document	Affidavit Of Death			
Jan 2, 2009	Quitclaim	Quit Claim Transfer			
Aug 4, 2000	Resale	Grant Deed	\$251,500	\$127	

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
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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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