

Single Family Residence **RESIDENTIAL**

4079 COLDWATER DR

ROCKLIN, CA 95765

\$573,290 TopHap Estimate · \$406 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,413 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$573K

\$549K low

\$597K high

Last Sale

\$329,000 · Jan 22, 2016

Est. Owner Equity

\$362,290

Loan-to-Value

41%

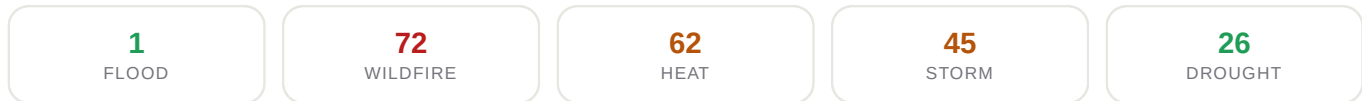
TAX & ASSESSMENT

Property Tax	\$5,000 (2025)
Assessed Value	\$397,251
Previous Assessed	\$389,463

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2016	Recorded document	Affidavit Of Death			
Jan 19, 2016	Quitclaim	Quit Claim Transfer			
Jan 13, 2016	Resale	Grant Deed	\$329,000	\$233	\$211K
Nov 19, 1999	Resale	Grant Deed	\$188,000	\$133	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.8 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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