

Single Family Residence **RESIDENTIAL**

# 4083 COLDWATER DR

ROCKLIN, CA 95765

**\$551,927** TopHap Estimate · \$421 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,311 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1999**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$552K**

\$526K low

\$578K high

Last Sale

**\$395,000 · Jun 21, 2019**

Est. Owner Equity

**\$446,927**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,557 (2025) |
| Assessed Value    | \$449,437      |
| Previous Assessed | \$440,625      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.16                    |
| 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 <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Jun 19, 2019</b> | Recorded document | Affidavit Of Death  |           |                    |        |
| <b>Jun 13, 2019</b> | Resale            | Grant Deed          | \$395,000 | \$301              | \$105K |
| <b>Sep 8, 2015</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Sep 8, 2015</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Aug 28, 2013</b> | Resale            | Grant Deed          | \$279,000 | \$213              | \$107K |
| <b>Sep 3, 2013</b>  | Recorded document | Affidavit Of Death  |           |                    |        |
| <b>Sep 23, 1999</b> | Resale            | Grant Deed          | \$167,000 | \$127              | \$116K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| <b>Valley View Elementary School</b> | Elementary | KG–6   | 0.8 mi   |
| <b>Granite Oaks Middle School</b>    | 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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