

Single Family Residence

RESIDENTIAL

4091 COLDWATER DR

ROCKLIN, CA 95765

\$510,827 TopHap Estimate · \$425 / ft² · confidence 96 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,202 ft²

LIVING AREA

0.18 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$511K

\$490K low

\$531K high

Last Sale

\$320,000 · Aug 28, 2015

Est. Owner Equity

\$510,827

TAX & ASSESSMENT

Property Tax

\$4,871 (2025)

Assessed Value

\$385,174

Previous Assessed

\$377,622

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2015	Resale	Grant Deed	\$320,000	\$266	
Aug 27, 2015	Recorded document	Affidavit Of Death			
Aug 19, 2015	Quitclaim	Quit Claim Transfer			
Jun 25, 2007	Quitclaim	Quit Claim Transfer			\$480K
Dec 23, 2002	Quitclaim	Quit Claim Transfer			
Dec 20, 2002	Quitclaim	Quit Claim Transfer			\$52K
Dec 14, 1999	Quitclaim	Quit Claim Transfer			
Sep 28, 1999	Resale	Grant Deed	\$160,000	\$133	\$50K

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	1.1 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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