

Single Family Residence **RESIDENTIAL**

4101 COLDWATER DR

ROCKLIN, CA 95765

\$526,610 TopHap Estimate · \$430 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,226 ft²
LIVING AREA

0.15 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$527K

\$506K low

\$547K high

Last Sale	\$336,500 · Apr 11, 2017
Est. Owner Equity	\$0
Loan-to-Value	150%

TAX & ASSESSMENT

Property Tax	\$4,162 (2025)
Assessed Value	\$309,606
Previous Assessed	\$303,536

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	70 WILDFIRE	62 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2025	Financing	Intrafamily Transfer			
Apr 7, 2017	Resale	Grant Deed	\$336,500	\$274	\$1
Mar 30, 2017	Recorded document	Affidavit Of Death			
Dec 10, 2008	Financing	Intrafamily Transfer			\$428K
Feb 9, 2005	Quitclaim	Quit Claim Transfer			
May 21, 1999	Resale	Grant Deed	\$162,000	\$132	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	0.9 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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