

Single Family Residence **RESIDENTIAL**

4012 COLDWATER DR

ROCKLIN, CA 95765

\$697,366 TopHap Estimate · \$392 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,781 ft²
LIVING AREA

0.21 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$697K

\$658K low

\$737K high

Last Sale

\$440,000 · Jul 25, 2013

Est. Owner Equity

\$313,766

Loan-to-Value

60%

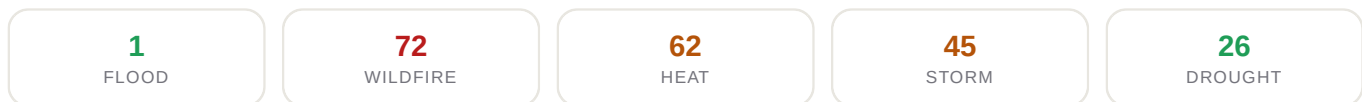
TAX & ASSESSMENT

Property Tax	\$6,630 (2025)
Assessed Value	\$550,154
Previous Assessed	\$539,367

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2013	Resale	Grant Deed	\$440,000	\$247	\$352K
Jun 9, 2005	Quitclaim	Quit Claim Transfer			
Aug 3, 2000	Resale	Grant Deed	\$336,000	\$189	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.1 mi
Rocklin High School	High	9–12	1.3 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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