

Single Family Residence

RESIDENTIAL

4029 COLDWATER DR

ROCKLIN, CA 95765

\$526,446 TopHap Estimate · \$324 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,625 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$526K

\$478K low

\$575K high

Last Sale

\$529,000 · Aug 14, 2024

Est. Owner Equity

\$312,446

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,263 (2025)
Assessed Value	\$319,047
Previous Assessed	\$312,793

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

72
WILDFIRE

62
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2024	Resale	Grant Deed	\$529,000	\$326	\$214K
Aug 7, 2024	Resale	Grant Deed	\$529,000	\$326	\$214K
Jun 25, 2014	Non-arms-length	Grant Deed	\$187,500	\$115	\$256K
May 30, 2013	Quitclaim	Quit Claim Transfer			
Jul 31, 2012	Quitclaim	Quit Claim Transfer			
Jul 13, 2012	Recorded document	Affidavit Of Death			
Jul 13, 2012	Quitclaim	Quit Claim Transfer			
Jul 13, 2012	Quitclaim	Quit Claim Transfer			
Nov 30, 1999	Resale	Grant Deed	\$202,000	\$124	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Valley View Elementary School	Elementary	KG–6	0.9 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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