

Single Family Residence **RESIDENTIAL**

4072 COLDWATER DR

ROCKLIN, CA 95765

\$646,150 TopHap Estimate · \$460 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,406 ft²
LIVING AREA

0.27 ac
LOT SIZE

1990
YEAR BUILT

2
PARKING

VALUATION

\$646K

\$619K low

\$673K high

Last Sale

\$234,000 · Dec 23, 1999

Est. Owner Equity

\$646,150

TAX & ASSESSMENT

Property Tax	\$5,237 (2025)
Assessed Value	\$412,282
Previous Assessed	\$404,199

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.27
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 ²	LOAN
Dec 23, 1999	Resale	Grant Deed	\$234,000	\$166	

ASSIGNED SCHOOLS

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

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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