

Single Family Residence **RESIDENTIAL**

4104 COLDWATER DR

ROCKLIN, CA 95765

\$681,693 TopHap Estimate · \$294 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

2,322 ft²
LIVING AREA

0.29 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$682K

\$589K low

\$774K high

Last Sale

\$685,000 · Aug 20, 2024

Est. Owner Equity

\$196,693

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$8,310 (2025)
Assessed Value	\$698,700
Previous Assessed	\$685,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

71
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2024	Resale	Grant Deed	\$685,000	\$295	\$485K
Feb 18, 2014	Quitclaim	Quit Claim Transfer			
Feb 18, 2014	Quitclaim	Quit Claim Transfer			
Feb 18, 2014	Quitclaim	Quit Claim Transfer			
Jul 6, 2011	Quitclaim	Quit Claim Transfer			
Mar 31, 1999	Resale	Grant Deed	\$377,000	\$162	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------