

Single Family Residence **RESIDENTIAL**

5634 TERRACE DR

ROCKLIN, CA 95765

\$570,677 TopHap Estimate · \$354 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,614 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$571K

\$552K low

\$589K high

Last Sale

\$435,000 · Aug 20, 2020

Est. Owner Equity

\$570,677

TAX & ASSESSMENT

Property Tax	\$5,346 (2025)
Assessed Value	\$480,273
Previous Assessed	\$470,857

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

36
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 10, 2025	Financing	Transfer On Death Deed			
Jan 10, 2025	Financing	Transfer On Death Deed			
Aug 7, 2020	Resale	Grant Deed	\$435,000	\$270	\$417K
Mar 21, 2013	Quitclaim	Quit Claim Transfer			\$298K
Jun 21, 2007	Resale	Grant Deed	\$364,000	\$226	\$291K
Jun 12, 2003	Quitclaim	Quit Claim Transfer			\$206K
Dec 20, 2001	Resale	Grant Deed	\$201,500	\$125	\$202K
Feb 2, 1994	Quitclaim	Quit Claim Transfer			
Feb 2, 1994	Resale	Trustees Deed	\$133,000	\$82	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	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	Owner occupied
-----------	----------------