

Single Family Residence **RESIDENTIAL**

5776 TERRACE DR

ROCKLIN, CA 95765

\$580,551 TopHap Estimate · \$368 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,577 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$581K

\$566K low

\$595K high

Last Sale

\$312,000 · Aug 7, 2014

Est. Owner Equity

\$325,551

Loan-to-Value

44%

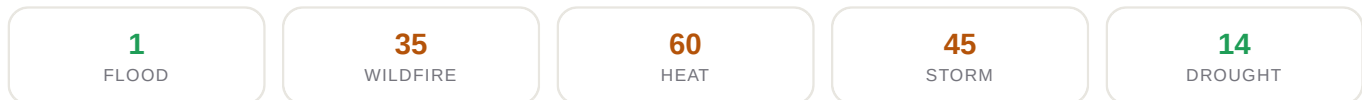
TAX & ASSESSMENT

Property Tax	\$4,303 (2025)
Assessed Value	\$382,465
Previous Assessed	\$374,967

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2025	Financing	Intrafamily Transfer			
Jul 30, 2014	Resale	Grant Deed	\$312,000	\$198	\$122K
Dec 27, 2013	Resale	Grant Deed	\$249,000	\$158	
Sep 21, 2009	Quitclaim	Quit Claim Transfer			\$275K
Jun 24, 2008	Resale	Grant Deed	\$275,000	\$174	\$271K
Apr 22, 2008	Foreclosure sale	Trustees Deed	\$300,567	\$191	
Dec 26, 2006	Resale	Grant Deed	\$353,000	\$224	\$282K
Dec 26, 2006	Quitclaim	Quit Claim Transfer			
Dec 26, 2006	Quitclaim	Quit Claim Transfer			
Dec 31, 2003	Resale	Grant Deed	\$300,000	\$190	\$273K
Jul 16, 1999	Resale	Grant Deed	\$164,500	\$104	\$163K

Jun 19, 1998	Resale	Trustees Deed	\$134,500	\$85	\$128K
Jun 19, 1998	Quitclaim	Quit Claim Transfer			
Apr 21, 1989	Recorded document	Trustees Deed			
Apr 21, 1989	Quitclaim	Quit Claim Transfer			\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary Scool	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.5 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	Absentee owner
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