

Single Family Residence **RESIDENTIAL**

# 5644 TERRACE DR

ROCKLIN, CA 95765

**\$618,421** TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,900 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$618K**

\$590K low

\$647K high

Last Sale

**\$160,000 · Apr 25, 2002**

Est. Owner Equity

**\$403,921**

Loan-to-Value

**35%**

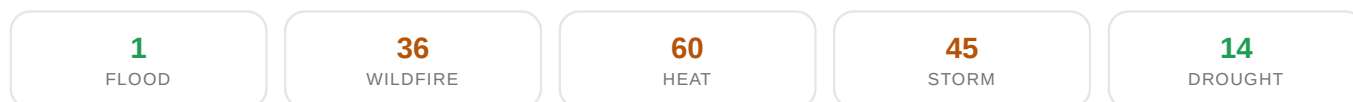
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,069 (2025) |
| Assessed Value    | \$367,651      |
| Previous Assessed | \$360,443      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.14                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 19, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 10, 2012 | Quitclaim | Quit Claim Transfer  |           |                    | \$203K |
| Jun 13, 2002 | Quitclaim | Quit Claim Transfer  |           |                    | \$209K |
| Apr 25, 2002 | Resale    | Grant Deed           | \$160,000 | \$84               | \$180K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.3 mi   |
| Rocklin High School           | High       | 9–12   | 0.8 mi   |
| Granite Oaks Middle School    | Middle     | 7–8    | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|