

Single Family Residence **RESIDENTIAL**

5717 TERRACE DR

ROCKLIN, CA 95765

\$541,943 TopHap Estimate · \$344 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,577 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$542K

\$527K low

\$557K high

Last Sale

\$200,000 · Feb 6, 2012

Est. Owner Equity

\$390,443

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,881 (2025)
Assessed Value	\$256,222
Previous Assessed	\$251,199

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 6, 2016	Quitclaim	Quit Claim Transfer			\$152K
Jan 27, 2012	Resale	Grant Deed	\$200,000	\$127	\$160K
Mar 1, 2007	Resale	Grant Deed	\$345,000	\$219	\$224K
Jun 2, 1993	Quitclaim	Quit Claim Transfer			\$355K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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