

Single Family Residence **RESIDENTIAL**

5606 TERRACE DR

ROCKLIN, CA 95765

\$669,020 TopHap Estimate · \$317 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,113 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$669K

\$647K low

\$691K high

Last Sale

\$225,000 · Jul 1, 2011

Est. Owner Equity

\$389,020

Loan-to-Value

43%

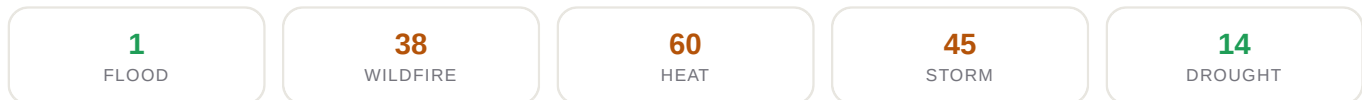
TAX & ASSESSMENT

Property Tax	\$3,299 (2025)
Assessed Value	\$288,253
Previous Assessed	\$282,602

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Jun 27, 2011	Resale	Grant Deed	\$225,000	\$106	\$225K
Feb 4, 2011	Foreclosure sale	Trustees Deed	\$379,228	\$179	
Jun 4, 2007	Resale	Grant Deed	\$395,000	\$187	\$395K
Jun 4, 2007	Quitclaim	Quit Claim Transfer			
Sep 3, 1998	Resale	Grant Deed	\$178,000	\$84	\$169K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.6 mi
Rocklin High School	High	9–12	0.6 mi
Granite Oaks Middle School	Middle	7–8	1.0 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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