

Single Family Residence **RESIDENTIAL**

5604 TERRACE DR

ROCKLIN, CA 95765

\$616,069 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$616K

\$579K low

\$653K high

Last Sale

\$266,000 · Nov 23, 2010

Est. Owner Equity

\$333,748

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,931 (2025)
Assessed Value	\$347,530
Previous Assessed	\$340,716

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

52
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2010	Resale	Grant Deed	\$266,000	\$140	\$262K
Mar 31, 1989	Resale	Grant Deed	\$131,500	\$69	\$121K

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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