

Single Family Residence **RESIDENTIAL**

5656 TERRACE DR

ROCKLIN, CA 95765

\$641,775 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$642K

\$618K low

\$665K high

Last Sale

\$265,000 · Nov 19, 2010

Est. Owner Equity

\$391,775

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,652 (2025)
Assessed Value	\$516,131
Previous Assessed	\$506,012

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

1
FLOOD

57
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2020	Financing	Intrafamily Transfer			\$261K
Dec 18, 2018	Financing	Intrafamily Transfer			\$264K
Sep 9, 2016	Quitclaim	Quit Claim Transfer			
Sep 9, 2016	Quitclaim	Quit Claim Transfer			
Oct 25, 2010	Resale	Grant Deed	\$265,000	\$139	\$269K
Dec 22, 2006	Recorded document	Grant Deed			
Nov 9, 2001	Quitclaim	Quit Claim Transfer			\$175K
Nov 9, 2001	Quitclaim	Quit Claim Transfer			
Apr 12, 1999	Quitclaim	Quit Claim Transfer			
Nov 3, 1993	Quitclaim	Quit Claim Transfer			\$155K

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

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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