

Single Family Residence **RESIDENTIAL**

5602 TERRACE DR

ROCKLIN, CA 95765

\$790,293 TopHap Estimate · \$374 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,113 ft²

LIVING AREA

0.19 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$790K

\$740K low

\$840K high

Last Sale

\$670,000 · Mar 16, 2021

Est. Owner Equity

\$254,293

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,112 (2025)
Assessed Value	\$739,732
Previous Assessed	\$725,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

38
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2021	Resale	Grant Deed	\$670,000	\$317	\$536K
Oct 16, 2015	Resale	Grant Deed	\$430,000	\$204	\$409K
Aug 1, 2013	Financing	Intrafamily Transfer			\$254K
Oct 14, 2010	Financing	Intrafamily Transfer			\$210K
Oct 14, 2010	Quitclaim	Quit Claim Transfer			
Nov 19, 2003	Quitclaim	Quit Claim Transfer			
Mar 31, 2003	Financing	Grant Deed			\$238K
Jul 31, 2001	Quitclaim	Quit Claim Transfer			\$189K
Aug 7, 1998	Resale	Trustees Deed	\$180,000	\$85	\$18K
Aug 7, 1998	Quitclaim	Quit Claim Transfer			
Jun 30, 1995	Non-arms-length	Grant Deed	\$49,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.6 mi
Cobblestone Elementary School	Elementary	KG–6	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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