

Single Family Residence **RESIDENTIAL**

5709 TERRACE DR

ROCKLIN, CA 95765

\$701,741 TopHap Estimate · \$352 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,992 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$702K

\$653K low

\$750K high

Last Sale

\$632,000 · Feb 17, 2022

Est. Owner Equity

\$301,741

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,519 (2025)
Assessed Value	\$684,095
Previous Assessed	\$670,682

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2022	Resale	Grant Deed	\$632,000	\$317	\$400K
Jun 29, 2021	Resale	Grant Deed	\$495,500	\$249	\$500K
May 7, 2012	Quitclaim	Quit Claim Transfer			
May 7, 2012	Resale	Grant Deed	\$263,000	\$132	\$256K
May 7, 2012	Quitclaim	Quit Claim Transfer			
Feb 8, 2012	Foreclosure sale	Trustees Deed	\$175,500	\$88	
Apr 26, 2002	Quitclaim	Quit Claim Transfer			
Apr 22, 2002	Quitclaim	Quit Claim Transfer			\$248K

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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