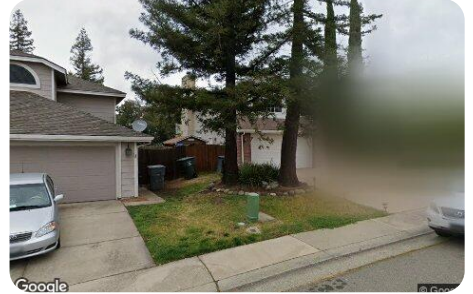


Single Family Residence **RESIDENTIAL**

5654 TERRACE DR

ROCKLIN, CA 95765

\$717,847 TopHap Estimate · \$340 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,113 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$718K

\$672K low

\$764K high

Last Sale

\$665,000 · Mar 23, 2022

Est. Owner Equity

\$185,847

Loan-to-Value

76%

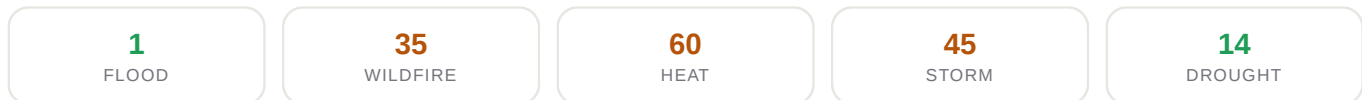
TAX & ASSESSMENT

Property Tax	\$7,899 (2025)
Assessed Value	\$719,816
Previous Assessed	\$705,703

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
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
Mar 17, 2022	Resale	Grant Deed	\$665,000	\$315	\$532K
Sep 28, 2018	Resale	Grant Deed	\$455,000	\$215	\$447K
Mar 27, 2014	Resale	Grant Deed	\$324,000	\$153	\$247K

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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