

Single Family Residence **RESIDENTIAL**

5630 TERRACE DR

ROCKLIN, CA 95765

\$621,449 TopHap Estimate · \$327 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$621K

\$572K low

\$671K high

Last Sale

\$544,000 · Feb 17, 2023

Est. Owner Equity

\$55,926

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,380 (2025)
Assessed Value	\$577,296
Previous Assessed	\$565,977

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	36 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2023	Resale	Grant Deed	\$544,000	\$286	\$517K
May 23, 2022	Resale	Grant Deed	\$645,000	\$339	
Aug 11, 2018	Quitclaim	Quit Claim Transfer			
Jun 26, 2006	Financing	Grant Deed			\$350K
May 3, 2005	Recorded document	Grant Deed			
Aug 18, 2004	Quitclaim	Quit Claim Transfer			\$36K
Jul 27, 1998	Resale	Grant Deed	\$159,000	\$84	\$151K
Dec 13, 1996	Quitclaim	Quit Claim Transfer			
Dec 13, 1996	Resale	Trustees Deed	\$141,000	\$74	\$127K
Apr 2, 1992	Quitclaim	Quit Claim Transfer			\$167K
Apr 2, 1992	Resale	Trustees Deed	\$185,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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