

Single Family Residence **RESIDENTIAL**

5740 TERRACE DR

ROCKLIN, CA 95765

\$633,647 TopHap Estimate · \$318 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,992 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$634K

\$586K low

\$682K high

Last Sale

\$220,000 · Jun 28, 2011

Est. Owner Equity

\$409,147

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,215 (2025)
Assessed Value	\$287,481
Previous Assessed	\$281,845

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

35
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2016	Financing	Intrafamily Transfer			\$242K
Apr 23, 2014	Financing	Intrafamily Transfer			\$233K
Apr 5, 2011	Resale	Grant Deed	\$220,000	\$110	\$214K
Feb 10, 2009	Foreclosure sale	Trustees Deed	\$262,666	\$132	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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