

Single Family Residence **RESIDENTIAL**

5638 TERRACE DR

ROCKLIN, CA 95765

\$572,316 TopHap Estimate · \$301 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

8

ROOMS

2

PARKING

VALUATION

\$572K

\$551K low

\$594K high

Last Sale

\$572,000 · Oct 17, 2025

Est. Owner Equity

\$114,716

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,291 (2025)
Assessed Value	\$572,000
Previous Assessed	\$288,913

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Cooling	Central
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	\$/FT²	LOAN
Oct 7, 2025	Resale	Grant Deed	\$572,000	\$301	\$458K
Jul 14, 2007	Quitclaim	Quit Claim Transfer			
Mar 25, 1994	Resale	Grant Deed	\$170,000	\$89	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.8 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------