

Single Family Residence **RESIDENTIAL**

5639 TERRACE DR

ROCKLIN, CA 95765

\$664,639 TopHap Estimate · \$315 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,113 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$665K

\$647K low

\$683K high

Last Sale

\$185,000 · Jan 9, 2001

Est. Owner Equity

\$194,639

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,181 (2025)
Assessed Value	\$284,313
Previous Assessed	\$278,740

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

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
Mar 13, 2026	Financing	Intrafamily Transfer			\$470K
Dec 26, 2006	Financing	Grant Deed			\$349K
Nov 13, 2006	Quitclaim	Quit Claim Transfer			
Jan 9, 2001	Resale	Trustees Deed	\$185,000	\$88	\$130K
Jan 9, 2001	Quitclaim	Quit Claim Transfer			
Jun 25, 1993	Resale	Grant Deed	\$179,545	\$85	\$182K

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

OWNERSHIP

Occupancy	Owner occupied
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