

Single Family Residence **RESIDENTIAL**

5637 TERRACE DR

ROCKLIN, CA 95765

\$630,597 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$631K

\$603K low

\$658K high

Last Sale

\$435,000 · Sep 11, 2018

Est. Owner Equity

\$264,347

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,502 (2025)
Assessed Value	\$494,949
Previous Assessed	\$485,245

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	55 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2018	Quitclaim	Quit Claim Transfer			
Aug 27, 2018	Resale	Grant Deed	\$435,000	\$229	\$326K

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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