

Single Family Residence **RESIDENTIAL**

5642 TERRACE DR

ROCKLIN, CA 95765

\$702,489 TopHap Estimate · \$332 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,113 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$702K

\$652K low

\$753K high

Last Sale

\$480,000 · Jul 8, 2020

Est. Owner Equity

\$133,489

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,876 (2025)
Assessed Value	\$529,956
Previous Assessed	\$519,566

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	49 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2020	Quitclaim	Quit Claim Transfer			
Jul 6, 2020	Resale	Grant Deed	\$480,000	\$227	\$336K
Aug 5, 2013	Resale	Grant Deed	\$310,000	\$147	\$248K
Nov 7, 2008	Quitclaim	Quit Claim Transfer			
Jun 21, 2002	Recorded document	Grant Deed			
Jan 9, 2002	Quitclaim	Quit Claim Transfer			
Mar 31, 1989	Resale	Grant Deed	\$160,000	\$76	\$120K

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
-----------	----------------