

Single Family Residence **RESIDENTIAL**

5620 TERRACE DR

ROCKLIN, CA 95765

\$625,856 TopHap Estimate · \$442 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,417 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$626K

\$569K low

\$683K high

Last Sale

\$557,500 · Mar 16, 2023

Est. Owner Equity

\$625,856

TAX & ASSESSMENT

Property Tax	\$6,163 (2025)
Assessed Value	\$581,000
Previous Assessed	\$546,000

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

37
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 13, 2026	Financing	Gift Deed			
Jul 13, 2026	Financing	Grant Deed			
Mar 11, 2026	Financing	Deed			\$432K
Mar 11, 2026	Financing	Grant Deed			
Mar 7, 2023	Resale	Grant Deed	\$557,500	\$393	\$446K
Mar 17, 2017	Resale	Grant Deed	\$360,000	\$254	\$324K
Aug 6, 2015	Resale	Grant Deed	\$295,000	\$208	\$280K
Mar 2, 1998	Quitclaim	Quit Claim Transfer			
May 12, 1989	Resale	Trustees Deed	\$130,000	\$92	
May 12, 1989	Resale	Trustees Deed	\$130,000	\$92	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.7 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	Absentee owner
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