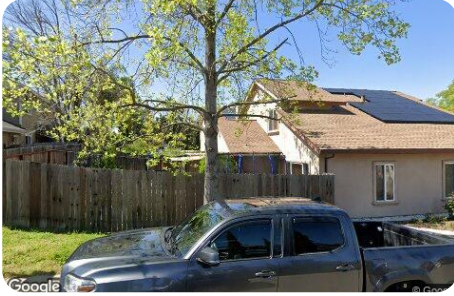


Single Family Residence **RESIDENTIAL**

5621 TERRACE DR

ROCKLIN, CA 95765

\$590,561 TopHap Estimate · \$366 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,614 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$591K

\$559K low

\$622K high

Last Sale

\$522,000 · Oct 12, 2021

Est. Owner Equity

\$172,961

Loan-to-Value

72%

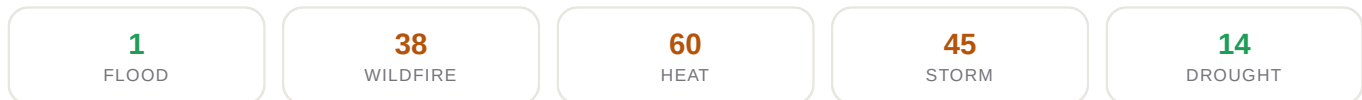
TAX & ASSESSMENT

Property Tax	\$6,173 (2025)
Assessed Value	\$565,027
Previous Assessed	\$553,949

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2021	Resale	Grant Deed	\$522,000	\$323	\$418K
Dec 26, 2007	Financing	Intrafamily Transfer			\$217K
May 2, 1997	Quitclaim	Quit Claim Transfer			
Aug 29, 1995	Quitclaim	Quit Claim Transfer			\$119K
Apr 22, 1992	Quitclaim	Quit Claim Transfer			\$119K
Jan 27, 1989	Resale	Grant Deed	\$121,000	\$75	\$115K

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	Owner occupied
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